

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 29, 1975, in the No. 1 Committee Room commencing at 9:30 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt,
Kennedy, Rankin, Sweeney and Volrich.

ABSENT: Alderman Marzari

CLERK TO THE COUNCIL: D.H. Little

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' this day.

ADOPTION OF MINUTES

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,

THAT the Minutes of the Regular Council Meeting of July 22, 1975, be adopted after amendment to page 23 to include the following motion with respect to Clauses 2, 3 and 4 of the report of the Standing Committee on Community Services dated July 10th, 1975:

"MOVED by Ald. Rankin,

THAT Clause 2 be received for information and the recommendations of the Committee contained in Clauses 3 and 4 be approved.

- CARRIED UNANIMOUSLY."

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Boyce,

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

Council agreed to vary the agenda to consider Clause 3 of the City Manager's report Building and Planning Matters (A-4) re Ground Leases - False Creek.

Ground Leases, Phase 1, Area 6
False Creek (Clause 3)

MOVED by Ald. Harcourt,

THAT the recommendations of the False Creek Development Group as contained in the above-mentioned report, be approved;

FURTHER THAT approval be given for the sponsors to proceed with construction prior to execution of the leases subject to:

- (a) the City being satisfied the subdivision plan is acceptable in principle to the Land Registry Office
- (b) each of the sponsors having executed an agreement to lease
- (c) financing for the individual projects being confirmed before construction is commenced
- (d) the Director of Legal Services taking steps necessary to protect the interests of the City.

- CARRIED

(Aldermen Kennedy and Sweeney opposed)

AMENDED
SEE PAGE 702

CITY MANAGER'S AND OTHER REPORTS (cont'd)Downtown Transportation Plan

The Council considered the following report dated July 25, 1975, as submitted by the City Manager:

"The City Engineer, Director of Planning and Director of Social Planning report as follows:

'On July 8 Council considered a recommendation of the Standing Committee on Planning and Development to establish an implementation plan for traffic improvements in the downtown. Council heard delegations on this subject and passed the following motion:

'That no further action be taken this day on the
Downtown Transportation Plan proposals;

Further that the Director of Social Planning, the
Director of Planning and the City Engineer consider
the matter of options and alternatives, for report
back to Council in respect of the Downtown Transportation Plan.'

Following Council's resolution members of the Planning, Engineering and Social Planning Departments have met several times over the past two weeks. Representatives of the Bureau of Transit and the G.V.R.D. Planning Department were included in several of the meetings. The purpose of this report is to present the results of these discussions and to recommend a phased program of traffic improvements in the downtown.

BACKGROUND

As part of the Downtown Study, in 1974 all aspects of downtown transportation were studied, including transit, pedestrians and vehicle movement and parking. The major transportation objectives of the Downtown Study were:

- (1) to emphasize better transit services as the key to downtown transportation improvements;
- (2) to improve conditions for pedestrians by reducing traffic where possible;
- (3) to maintain an efficient street system for vehicles which would still be required downtown even with improvements to transit.

The Downtown zoning proposals of April, 1975, contained policy proposals related to these objectives.

Since April, the reports submitted to the Committee have emphasized improvements to the street system for vehicles and pedestrians resulting in the Scheme IIIA which, as noted above, has been referred back for further study of options. Copies of these reports, dated May 22, 1975, and June 10, 1975, and the resolutions of Council, are attached to this report.

Details of the transit improvements proposed have not progressed as quickly pending agreements with the Bureau of Transit and the City. Following a successful working session with Bureau of Transit officials on July 23, 1975, it now seems likely that detailed proposals for transit downtown can be developed to complement the program for street improvements described in this report.

All of the street proposals described below have been compared with the proposals just received from the Bureau of Transit. There appear to be no major areas of conflict which cannot be resolved with further study and discussion.

REVIEW OF OPTIONS

This report will present the alternatives and options which were considered in the development of the recommended scheme, with specific comments by the Directors of Planning and Social Planning included on certain elements. The views of the Bureau of Transit are included in this discussion. There will be a report reference to explain the various options.

The differences between the alternatives and options considered lie primarily in the degree of pedestrianization envisaged and the extent of the corresponding roadway changes. No proposal offers a significant increase in street capacity; replacement of capacity which has or will be lost to specific street closures and pedestrian improvements and provision of some bypass opportunities, are achieved to varying degrees.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Downtown Transportation Plan
(continued)

Elements of the scheme now recommended and shown on the attached map are defined in three categories:

1. Short term improvements;
2. Improvements agreed in principle but with details to be worked out;
3. Improvements where agreements depend on further studies to be carried out.

The scheme recommended to Council consisted of seven 'traffic street' elements and a pedestrian network. The following sections will discuss these elements, noting alternatives and options where they exist.

PEDESTRIAN NETWORK

The proposed scheme identified a pedestrian network including Robson from Thurlow to Hamilton, Hamilton from Robson to Pender, Carrall from Keefer to Water, Pender from Main to Carrall, and the Pender Keefer Diversion, as well as the existing Granville Mall and Water Street pedestrian areas. Some of these pedestrian elements are dependent upon construction of roadway links to provide alternative traffic routes. A phasing program to implement the pedestrian network will be reported on at a later date.

In Committee discussions, more intensive pedestrianization was considered, particularly the development of Hastings as a pedestrian-transit street tying in both the proposed Hamilton pedestrian oriented street and Granville Mall. Traffic reductions on other core streets were also proposed, as well as intensive pedestrian use of lanes. The Committee concluded that neither intensive use of lanes by pedestrians, nor extensive reductions of street space in the core was practical.

The Hastings pedestrian-transit mall relates directly to a replacement street along the Waterfront - the North Bypass considered in the Committee discussions. This new street would provide sufficient capacity to permit eliminating the automobile role of Hastings. Planning and Engineering agree that a Hastings pedestrian mall would be desirable from many viewpoints, but equally all agree that there are significant liabilities and obstacles associated with the proposed North Bypass. This remains an option.

The Social Planning Department is of the opinion that the designation of Hastings Street as a future pedestrian transit mall is inappropriate given:

- (1) the socio-economic character of Hastings Street, and
- (2) there are limitations to a city's capacity to upgrade its shopping areas;
- (3) the limitation of traffic options at the eastern neck of the downtown, and
- (4) a desire to consider increased pedestrian Waterfront access through means other than the North Bypass.

The South Bypass

This proposed roadway connects the Columbia-Quebec Connector to existing streets west of Carrall and the proposed Smithe-Nelson Couplet. These connections would avoid the proposed site for the Chinese Cultural Center and permit pavement reductions on Pender Street and closure of the Pender-Keefer Diversion. Without the South Bypass the severe traffic congestion in this area would preclude traffic reductions in the Chinatown area and the form of development planned for the Chinese Cultural Center. This roadway also relieves the very congested section of Main Street north of Terminal Avenue, providing opportunities for improved bus operation.

There is no effective alternative to the South Bypass. A connection to the Pender-Keefer Diversion and Columbia Street from the Connector has been rejected by Council, and this does not in any case provide a route to the Nelson-Smithe Couplet. If the South Bypass is not implemented, we are unable to offer other measures to achieve the above objectives. There are conflicts between this proposal and a proposal for an LRT routing through this area. However, the Bureau of Transit and City officials believe these problems can be resolved by working jointly with B.C. Hydro.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Downtown Transportation Plan
(continued)

Cordova Extension

The Cordova Extension directs traffic from the very congested section of Hastings west of Granville, and eliminates turning problems at Granville and Howe. Once again, there is no alternative to this plan element.

All Departments are agreed that the extension to Burrard is desirable and should proceed. The extension west to Thurlow or Bute is, of course, dependent on the overall traffic pattern selected. As part of a ring road - bypass philosophy, the extension to Thurlow and Bute provides the important opportunity for automobiles to avoid the downtown core by going ^{via} the ring road. The Bureau of Transit feels that the Cordova Extension to Burrard is very desirable for bus operations associated with the proposed Waterfront terminal. The Director of Planning believes that further studies to assess the environmental impact of the extension to Thurlow and Bute on Waterfront development are necessary.

Smithe-Nelson Couplet

The Couplet replaces the capacity lost with the elimination of traffic on Robson Street at Howe. Also, as part of the ring concept it provides the perimeter link from the South Bypass north-south element on the west perimeter of the downtown core. It can be justified in isolation from the ring system as a circulation system and simply replacing of capacity lost on Robson. This couplet can be implemented as far west as Thurlow without major street changes. The Bureau of Transit and Engineering staff believe the couplet can be incorporated effectively into transit plans for the West End.

The alternative to the Nelson-Smithe Couplet is two-way operation on Smithe Street. (This has been suggested again by the architects for the Provincial Complex.) The two-way operation could take place either on the existing Smithe Street pavement or on an enlarged pavement. A two-way operation on the existing pavement would provide much less capacity than is required to replace the Robson-Smithe Couplet and turn restrictions and circulation limitations would be required to obtain any reasonable traffic flow. Widening of Smithe Street would involve property acquisition at an excessive cost and would significantly disrupt businesses along Smithe.

Nelson Park Tunnel and Bute-Thurlow Couplet

These two elements are considered together since all Departments agree that the Bute-Thurlow Couplet should not be implemented without construction of the Nelson Park Tunnel. It also relates to the extension of Cordova beyond Burrard. While an on-street Bute-Thurlow Couplet is operationally feasible and acceptable from the traffic point of view, the impact on the West End would be unacceptable. This tunnel provides a reasonable and practical means of resolving the conflict between traffic flow using a Bute-Thurlow Couplet and the West End. The Director of Social Planning believes ideally the tunnel should extend beyond Robson to the north and beyond Thurlow to the east, thus completely eliminating conflict with the West End. This would create an additional expense which has not been estimated at this time. The Director of Social Planning notes that street closures related to the tunnel would benefit the West End.

The Director of Planning is unable to recommend in favour of the tunnel at this time since he believes that further environmental studies would be required to assess the tunnel's impact realistically.

The Bute-Thurlow Couplet provides an important part of the ring system to direct traffic to the perimeter of the downtown core and provide good access to the high density office areas in the northwest corner of the core.

The alternative to the tunnel and the Bute-Thurlow Couplet is to consider a further staging by maintaining and increasing the present traffic loading on Hornby, Burrard and Thurlow, rather than shift the traffic emphasis to the edge of the core. Without the Bute-Thurlow Couplet, Robson will be required to carry a significant volume of westbound traffic which would follow a Hornby, Robson routing.

Development of Alberni to Replace Robson

The development of Alberni is proposed as a replacement for Robson Street. If the scheme recommended by the Committee were implemented, Alberni could replace completely the through traffic function of Robson and allow Robson, from Howe to Bute, to operate as a pedestrian transit street, with the remainder of Robson acting as a local access street for the West End. If the alternative to the tunnel and Bute-Thurlow Couplet is considered, the development of Alberni Street would still provide significant relief to Robson Street.

CITY MANAGER'S AND OTHER REPORTS (cont'd)Downtown Transportation Plan
(continued)Extension of Melville

The extension of Melville improves access for bus transit to the high density office areas in the Golden Triangle and avoids the present routing of westbound traffic from Dunsmuir, Melville, via Thurlow, to Georgia. If the complete scheme is implemented, the extension of Melville is essential to provide the westbound to southbound movement and allow the ring road to function.

FINANCING AND TIMING

The Cordova extension to Burrard and some limited improvements on Thurlow and Bute are included in the Five-Year Plan plebiscite approved by Council last week. The remaining elements of the scheme were recommended for financing as follows in the previous report to Committee:

- (a) Smithe-Nelson Couplet - \$190,000 to be provided in 1975 by interim allocation from the Burrard Arbutus road funds with this money to be restored from the 1976 Supplementary Capital Budget.
- (b) Development of Alberni and Extension of Melville (\$300,000 and \$160,000). This total of \$460,000 was not included in the 1967-1980 Capital Plan plebiscite and alternative financing was, therefore, considered.

Previous discussion in Council suggested the use of funds from the sale of land purchased for the Burrard Arbutus Connector.

Since this borrowing was specifically for transportation, it seems appropriate that these funds be diverted to transportation improvements elsewhere in the city rather than being treated as general revenue. In this event, there would be sufficient monies available to develop Alberni and extend Melville without recourse to the 1976-80 Five-Year Plan. Certain of these lands can be sold to the Property Endowment Fund or for public housing in the relatively near future. The Director of Finance concurs with the proposal to allocate money realized from the sale of land bought for the Burrard-Arbutus Connector for this purpose.

- (c) Nelson Park Tunnel (preliminary \$6,000,000). No funding source is available at this time.
- (d) South Bypass (preliminary \$1,000,000). This element cannot be defined sufficiently clearly to recommend a fund allocation. It was anticipated that money for this work would be provided from Supplementary Capital over the period 1976-1980.

SELECTION OF OPTIONS

The preceding sections have noted options and alternatives were considered during the development of the plan and their assets and liabilities. In an overall sense, the Director of Social Planning views the plan recommended by the Committee as a realistic means of reducing vehicular congestion in the core area by providing a bypass system for those trips that presently must pass through the central business district for other destinations. The ring road system proposed by the City Engineer will allow greater and more pleasant pedestrian utilization of downtown streets, and will at the same time, because of the anticipated reduction in vehicular traffic, facilitate the movement of public transportation within the CBD. With the reservation that noise control and minimizing community disruption should be the major consideration in the selection of tunnel entrance and exit locations, Social Planning strongly supports the scheme recommended by the Planning Committee. The Bureau of Transit is strongly supportive of some elements of the proposal, and believes that any potential conflicts with transit plans can be resolved. The Director of Planning has concurred with most elements of the plan, expressing concern primarily about the cost and environmental impact of the tunnel. The G.V.R.D. Planning Department has no detailed comments, but urges early resolution of any potential conflict between street development plans and LRT planning.

Despite concurrence on the majority of the plan, however, it is difficult to establish an overall implementation scheme acceptable to all Departments. A modified staging process for the Committee recommended scheme would allow the flexibility and time for investigation sought by the Director of Planning for review of the tunnel and Cordova extension beyond Burrard and provide an acceptable interim solution in the opinion of the City Engineer. This interim solution is not favoured by the Director of Social Planning due to the high volume of traffic on Nelson between Thurlow and Burrard. While the Director of Planning believes the interim solution is acceptable for implementation, he believes there should be no construction until after public comment is received on the proposals.

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Downtown Transportation Plan
(continued)

The following recommendations are divided into those supported by all Departments and those recommended individually.

All Departments RECOMMEND the following:

1. Inclusion of Plan 1 attached in the Downtown Official Development Plan as the City's Pedestrian and Traffic Street Plan.
2. Approval of development of Alberni and extension of Melville in 1976-77 with funding (\$460,000) to be provided from the sale of the Burrard-Arbutus property as outlined above.
3. Approve the South Bypass for development, with funds to be provided from Supplementary Capital 1976-80 as appropriate and approved by Council.
4. Confirm Council's decision of June 24 that the school be located generally within the north and west portion of Block 22 to accommodate future tunnel developments.

The City Engineer RECOMMENDS that the Nelson-Smithe Couplet be implemented in 1975 to assist with present traffic problems, with funding to be provided on an interim basis from Burrard-Arbutus street funds, with subsequent replacement from 1976 Supplementary Capital Budget. While the Director of Social Planning believes a Smithe-Nelson, Nelson Park Tunnel and Bute-Thurlow system should be implemented, he does not concur with an interim Smithe-Nelson Couplet because it creates a negative environmental impact on Nelson between Burrard and Thurlow. As noted above, while the Director of Planning agrees with the couplet, he does not concur with implementation of any part of the scheme prior to public discussion of the Downtown Official Development Plan.'

The City Manager recommends that Council approve the Departmental recommendations 1 thru 4 and submits the question of the Nelson Smithe Couplet for Council's CONSIDERATION."

The City Engineer, with the aid of maps, gave a comprehensive oral report on this whole matter including cost estimates on the various projects shown. The Council noted a memorandum from the G.V.R.D. in which Council was asked to support a resolution on matters relating to transit planning in the City.

A letter from the School Board under date of July 23, 1975, was also noted in which the School Board was concerned regarding delays in providing school accommodation in the West End insofar as an annex is proposed on the south-west corner of Block 22. The Mayor advised that in discussing the communication with the Chairman of the School Board, he had been informed that the School Board would prefer that location, but would accept the previous decision of Council that the school be located generally in the north and west portion of Block 22 which kept open the options of a tunnel.

Council also heard comments from the Director of Social Planning regarding the interim Smithe-Nelson Couplet and from Mr. Hickley of the City Planning Department concerning the reports effect on the Downtown Transportation Plan.

It was agreed that reference on page 2 of the report to a North By-pass be deleted. After due consideration, it was

MOVED by Ald. Kennedy,
THAT

- * (a) inclusion of Plan 1 attached to the report and as amended in presentation, in the Downtown Official Development Plan as the City's Pedestrian and Traffic Street Plan be approved, on the understanding that the tunnel proposal is a proposal only and will be the subject of further study.

(*Amended Plan 1 on file
in City Clerk's Office)

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Downtown Transportation Plan
(continued)

- (b) approval of development of Alberni and extension of Melville in 1976-77 with funding (\$460,000) to be provided from the sale of the Burrard-Arbutus property as outlined above;
- (c) the South By-pass be approved with funds to be provided from Supplementary Capital 1976-80 as appropriate and approved by Council;
- (d) Council's decision of June 24th, be confirmed in that the school be located generally within the north and west portion of Block 22, subject to handicapped and old age pensioners affected by relocation, being found adequate alternative accommodation by the City.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT the Nelson-Smithe couplet be further considered after public discussion on the Downtown Official Development Plan in September.

- CARRIED

(Alderman Kennedy opposed)

MOVED by Ald. Rankin,

THAT this Council supports the resolution of the G.V.R.D. Board to 'prepare a program for preliminary engineering, traffic management, adjacent land development and zoning and financing of the initial light Rapid Transit link', and instructs City Departments to work collectively with G.V.R.D. and Bureau of Transit Services staffs on all matters relating to transit planning in the City.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 11:00 a.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 11:40 a.m.

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UNFINISHED BUSINESS

Council agreed to defer the following items of Unfinished Business pending the hearing of delegations later this day:

- (a) Cross-Reach Single Parents - Grant Appeal
- (b) Staffing and Operating Costs - Joe Fortes
(West End) Branch Library.

COMMUNICATIONS OR PETITIONS

1. Request for Permission to use
'Vancouver' in the name 'Vancouver
Writers' Free Press Association'

Council noted a letter from Mr. Spence on behalf of a number of Vancouver writers requesting to use the prefix 'Vancouver' in the society's name (Vancouver Writers' Free Press Association).

MOVED by Ald. Kennedy,

THAT the request of the Vancouver Writers' Free Press Association to use the name 'Vancouver' in the society's name be granted.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS (cont'd)

2. Proposed Development Permit - Primary
Annex Adjacent to Nelson Park

MOVED by Ald. Bird,

THAT the letter from the School Board dated July 23, 1975, concerning the primary annex adjacent to Nelson Park be received having been taken into consideration by Council earlier this day.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT
JULY 25, 1975

Works & Utility Matters
(July 25, 1975)

The Council considered this report which contains two Clauses identified as follows:

- Cl. 1: Pacific Centre Parking Garage Equipment -
Block 42
- Cl. 2: Bi-Weekly Garbage Collection

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bird,

THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Harbours & Parks Matters
(July 25, 1975)

Van Dusen Botanical Display Garden -
1975 Operating Budget (Clause 1)

MOVED by Ald. Cowie,

THAT this whole matter be referred to the City Manager to discuss with the Park Board the costs involved in opening Van Dusen Gardens on the basis of a park with no fee to be charged;

FURTHER THAT the City Manager, in consultation with the Director of Legal Services also report on prior commitments made by Council in respect of the property;

AND FURTHER THAT when the matter is again considered by Council the Park Board and the Botanical Gardens Association be given the opportunity of addressing Council.

- CARRIED

(Alderman Kennedy opposed)

Building & Planning Matters
(July 25, 1975)

The Council considered this report which contains three Clauses identified as follows:

- Cl. 1: Application to amend Zoning and Development
By-law for Downtown District
- Cl. 2: Thunderbird Neighbourhood Development - Blocks
105, 106, 107, 108, Section 28 THSL & Block 96
Section 96, THSL
- Cl. 3: Ground Leases, Phase 1, Area 6, False Creek

The Council took action as follows:

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(July 25, 1975) (cont'd)

Clauses 1 and 2

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in
Clause 1 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

Ground Leases, Phase 1, Area 6
False Creek (Clause 3)

For Council action on this Clause, see page 1.

Licenses & Claims Matters
(July 25, 1975)

Claim Number 15750 - Cochrane Stephenson
(Western) Limited (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(July 25, 1975)

Hudson Street Bridge
(Clause 1)

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(July 25, 1975)

The Council considered this report which contains eight
Clauses identified as follows:

- Cl. 1: West End Community Centre - Staffing
(Stationery Equipment Operator)
- Cl. 2: Safety Requirements - City Analyst's Laboratory
- Cl. 3: Pedestrian Access Through Pacific Centre Garage
from the Toronto-Dominion Bank Tower to the
Court House
- Cl. 4: Orpheum Theatre Restoration
- Cl. 5: Hindustan Canadian Educational and Cultural
Society - Picture Screen
- Cl. 6: Vancouver Museums & Planetarium - Grant
- Cl. 7: Park Board Indemnities
- Cl. 8: Archives Security and Extension of Hours -
Part-time Attendants

The Council took action as follows:

Clauses 1 to 5

MOVED by Ald. Bird,
THAT the recommendations of the City Manager contained in
Clauses 1, 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

(Aldermen Boyce, Rankin and Sweeney were opposed to
Clause 4)

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(July 25, 1975) (cont'd)

Vancouver Museums & Planetarium
Grant (Clause 6)

MOVED by Ald. Volrich,

THAT this Clause be referred to the Finance and Administration Committee for review and consideration with representatives of the Vancouver Museums and Planetarium Association.

- CARRIED UNANIMOUSLY

Park Board Indemnities
(Clause 7)

MOVED by Ald. Volrich,

THAT the Director of Legal Services prepare a By-law with respect to a \$2,000 annual indemnity to members of the Park Board retroactive to January 1, 1975.

- CARRIED UNANIMOUSLY

Archives Security and Extension of
Hours - Part-time Attendants (Clause 8)

MOVED by Ald. Volrich,

THAT this Clause be deferred for consideration by the Finance and Administration Committee, but that the two part-time attendants be retained pending the report of the Committee being considered by Council.

- CARRIED UNANIMOUSLY

Personnel Matters
(July 25, 1975)

The Council considered this report which contains two Clauses identified as follows:

- Cl. 1: Downtown Study Team - Temporary Staff
- Cl. 2: Proposed Personnel Regulation: Employment Interview Expenses - Out of Town Applicants (Reg. 270-7)

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bird,

THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Property Matters
(July 25, 1975)

The Council considered this report which contains five Clauses identified as follows:

- Cl. 1: Lease Renewal - 475 Main Street Traffic Courts and Offices
- Cl. 2: 39 Lots in the Strathcona Area - Option to Purchase
- Cl. 3: Lots 15-20, Sub 1; and Lots 1-7 and 15-20, Sub 4; all in Block 43, D.L. 139 Sit: East side of Camosun Street 20th to 21st Avenue
- Cl. 4: Land Exchange: Fairview Slopes Property to the City Adanac/Cassiar Property to the Provincial Government for Co-operative Housing
- Cl. 5: Vancouver Chinatown Housing Society - S/S Union Street between Campbell & Raymur Avenues

The Council took action as follows:

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters
(July 25, 1975) (cont'd)

Clauses 1 to 4

MOVED by Ald. Sweeney,
 THAT the recommendations of the City Manager contained in
 Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

(Aldermen Boyce, Cowie, Harcourt and Rankin opposed
 to Clause 3)

Vancouver Chinatown Housing Society
S/S Union Street between Campbell &
Raymur Avenues (Clause 5)

MOVED by Ald. Volrich,
 THAT the recommendation of the City Manager contained in
 this Clause be approved, and the Vancouver Chinatown Housing
 Society be asked to submit its request for tax exemption on
 its property in the normal manner.

- CARRIED UNANIMOUSLY

B. Park Board - Staffing
(Vancouver East Recreation Project)

The City Manager under date of July 18, 1975, submitted the
 following report:

"The City Manager has received the following report from the Superintendent
 of the Park Board:

'The Vancouver East Recreation Project was established in 1967 for the pur-
 pose of providing public recreation programs in that area of the city
 bounded on the north by the waterfront, on the east by Victoria Drive, on
 the south by first Avenue, and on the west by Cambie Street.

At that time the area lacked community centres and the project programs
 were carried out in existing community facilities. The main office of the
 recreation project was located in a converted cloak room at Britannia High
 School. A project Director, one Assistant, one Cashier-Clerk Typist,
 part-time budget, facility rental and supplies budget was provided. In 1970
 a second Assistant Director was added to the project complement.

Since 1967, Strathcona Community Centre was constructed and staffed. The
 Downtown Easie Recreation Project was established, serving the area bounded
 by Cambie, Hastings, Heatley and the waterfront. We are now in the process
 of planning recreational services that will be provided in the new Britannia
 Services Centre.

In the light of these recreational developments in the area it has become
 apparent that the majority of the recreational services, initially intended
 to be provided by the Vancouver East Recreation Project, have now become
 the function of either Strathcona Community Centre or the Downtown Eastside
 Recreation Project and others will be part of the Britannia Services Centre
 recreation programs.

There is still a need for some recreational services to be provided as part
 of the extension program of the Britannia Services Centre and this has not
 been provided for in the revised Britannia budget pending the disposition of
 the Vancouver East Recreation Project.

The 1975 operating budget for the Vancouver East Recreation Project is
 \$68,702.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Park Board - Staffing (Vancouver
East Recreation Project) (cont'd)

It is recommended that:

- a. the Vancouver East Recreation Project be disbanded including all established positions that are currently part of that operation;
- b. we establish the position of one extension recreation programmer at a cost of \$10,000;
- c. provide \$2,000 for the rental of community facilities and \$1,000 for supplies plus \$360 a year for transportation, and \$4,000 for part-time staff;
- d. the present full-time staff at Vancouver East Recreation Project be reassigned, if they desire, to similar positions elsewhere within the system;
- e. consideration be given to provide \$5,060 for program at Tillicum and Hastings School, now being co-ordinated and conducted by one of the Vancouver East Recreation Project assistants.'

The City Manager RECOMMENDS approval of Recommendations a and d, and RECOMMENDS against approval of the balance of the recommendations since the program was established as a substitute for community centres which have since been constructed and because sufficient justification for Recommendations Nos. b, c, and e has not been provided. "

MOVED by Ald. Volrich,
THAT this whole matter be referred for further report by the administration to the Finance and Administration Committee for consideration.

- LOST

(Aldermen Bird, Bowers, Harcourt, Kennedy, Rankin, Sweeney and the Mayor opposed)

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED

(Aldermen Boyce, Cowie and Volrich opposed)

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The Council recessed at 12:20 p.m. to reconvene in the Council Chamber at 2:00 p.m.

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The Council, in Committee of the Whole, reconvened in the Council Chamber at 2:00 p.m., with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt,
Kennedy, Rankin, Sweeney and Volrich.

Regular Council, July 29, 1975 13

DELEGATIONS AND UNFINISHED BUSINESS

Cross-Reach Single Parents:
Grant Appeal

The Council received a delegation from the Cross-Reach Single Parents appealing the previous action of Council of not approving a grant to the organization in the amount of \$14,040 (net \$7,020 after C.A.P. recovery).

MOVED by Ald. Sweeney,

THAT Council approve a grant of \$14,040 (net \$7,020 after C.A.P. recovery) for the Cross-Reach Single Parents Program, subject to the program being offered in the West End. This grant to cover a 10-month period from June 1, 1975 to March 31, 1976;

FURTHER THAT the grant be paid to the Cross-Reach Society which will administer the grant.

- CARRIED BY THE REQUIRED
MAJORITY

(Alderman Volrich opposed)

Staffing and Operating Costs -
JOE FORTES (West End) Branch Library

Council on July 22, 1975, when considering a Manager's report dated July 18, 1975, regarding the staffing and operating costs of the Joe Fortes (West End) Branch Library, agreed to hear a delegation from the Library Board and the West End Community Centre Association.

Rev. McSherry, on behalf of the Association, filed a brief and requested Council to permit the library to be opened during weekday afternoons and evenings and all day Saturday and on Sunday afternoons for winter months. The Association suggested that the library need not be opened during weekday mornings because of budget considerations.

Mr. Peter Kitchen, Chairman of the Library Board, also filed a brief supporting the 7-day library services for various stated reasons. The costs involved were detailed as an attachment to the brief.

MOVED by Ald. Kennedy,

THAT an appropriation of \$130,000 be approved for staffing and funding the Joe Fortes (West End) Branch Library based on the annual cost for 1976, and the Library Board have discretion on the question of the opening hours based on this amount;

FURTHER THAT approval be given for approximately 2½ months operation this year based on the same arrangement as above but at 1975 costs.

- CARRIED

(Alderman Harcourt opposed)

The above motion having been Carried, an amendment by Alderman Harcourt to substitute a lesser amount of \$123,600 was not put.

CITY MANAGER'S AND OTHER REPORTS (cont'd)C. Street Closure in Gastown to Accommodate a Bicycle Race

The City Manager under date of July 21, 1975, submitted the following report of the City Engineer:

"In a letter received on May 28, 1975, Mr. A. Bowen, President of the Gastown Merchants' Association, 1 Alexander Street, requests that certain streets in Gastown be closed to vehicular traffic on Monday, August 4, 1975, from 10:00 a.m. to 3:00 p.m. to accommodate a bicycle race. The streets requested to be closed are:

Powell Street from Columbia Street to Carrall Street
 Water Street from Carrall Street to Abbott Street
 Abbott Street from Water Street to Cordova Street
 Cordova Street from Abbott Street to Columbia Street
 Columbia Street from Cordova Street to Powell Street
 Carrall Street from Cordova Street to Maple Tree Square

The event will be composed of a preliminary Celebrity race and the major race involving around 60 bicycles. The latter will involve a routing along Water Street, Abbott Street, Cordova Street, Columbia Street and Powell Street.

The proposed race is similar to one which was held last year and no problems were encountered. However, this year the applicant requests that costs for signing and barricading be borne by the City. The estimated cost of this work is \$600.

The Police Department will provide special attention for the event and the organizers will provide marshalls along the route to assist with pedestrian control.

Transit will be affected by the street closure but B.C. Hydro feel the event can be accommodated by detouring some buses and by utilizing a coned-off bus lane on Cordova Street similar to the arrangement used last year.

There are no objections to the proposal from a Traffic Engineering standpoint.

Should Council approve the applicant's request to close to vehicular traffic, Powell Street from Columbia Street to Carrall Street, Water Street from Carrall Street to Abbott Street, Abbott Street from Water Street to Cordova Street, Cordova Street from Abbott Street to Columbia Street, Columbia Street from Cordova Street to Powell Street and Carrall Street from Cordova Street to Maple Tree Square on Monday, August 4, 1975, from 10:00 a.m. to 3:00 p.m.; such approval should be subject to the following conditions:

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is name insured.
2. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.
3. Any food concessions be approved by the City Health Department.
4. The cost of temporary traffic controls be borne by the applicant.

Should Council decide in favour of the applicant's request for free services, it is suggested this be done in the form of a grant in order that funds may be apportioned to the applicable appropriations. In this case Item (4) of the above would not apply.

The Comptroller of Budgets advises there are sufficient funds provided for in contingency reserve to provide for this cost of City services.

The City Manager submits the matter to Council for CONSIDERATION. "

MOVED by Ald. Rankin,

THAT the Gastown Merchants' Association's request to close the above streets to vehicular traffic on the date and time mentioned, be approved subject to the following conditions:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Street Closure in Gastown to Accommodate
a Bicycle Race (continued)

- "(a) The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is name insured.
- (b) The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.
- (c) Any food concessions be approved by the City Health Department.
- (d) The cost of temporary traffic controls be borne by the applicant."

FURTHER THAT a total grant of up to \$500.00 be approved to the organization in respect of the costs involved.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

D. Funding for Pedestrian Signals

The City Manager under date of July 28, 1975, submitted the following report of the City Engineer and the Director of Finance:

COMMENTS OF ENGINEERING DEPARTMENT

"On May 6th, Council approved the installation of a pedestrian signal on McGill Street in the vicinity of Penticton Street. On May 13, 1975, Council approved the installation of a pedestrian signal on First Avenue at Slocan Street. The total cost of these two installations amounts to approximately \$18,600. At the Council meeting on July 22, another pedestrian signal was approved at the intersection of 59th Avenue and Oak Street with funding from the Contingency Reserve.

These signals were not part of this year's Traffic Signal Program approved by Council, and no funds are therefore available in program funds for this purpose. This year's program included five pedestrian signals which would improve the safety for pedestrians at some of the most difficult crossing locations in the City. The installation of pedestrian signals at these five locations was based upon a warrant adopted by Council last year. The warrant permitted identification of the priority locations requiring pedestrian signal treatment on a City-wide basis. This year's Signal Program also includes four new vehicular signals and major signal modifications at three locations. This total 1975 signal program is clearly required. We are planning on completing the implementation phase of the signal work by the end of the year.

Therefore, the Engineering Department cannot recommend deferral of any of these signals to next year's program in place of the three pedestrian signals mentioned above and approved by Council in May and July."

COMMENTS OF FINANCE DEPARTMENT

"Up to 1974, the Traffic Signal Reserve received 25% of the net parking meter revenues. Commencing in 1974, it received 100% of the net revenues and this has been continued for 1975. This represents in round numbers an increase in available funds from approximately \$50,000 per year in the past, to \$250,000 per year now. These funds are fully committed to projects, as the City has embarked upon a "massive" signalization program compared to previous years.

The two pedestrian signals costing \$18,600 approved by Council on May 6 and 13, 1975 plus the pedestrian signal approved by Council on July 22, 1975, with an approximate cost of \$8,000 to \$9,000, would appear to have a lower Engineering Department priority than the basic program for 1975, and cannot be funded from the above source in the normal course of events. The obvious action is to include them in the 1976 program.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Funding for Pedestrian Signals
(continued)

The 1975 Traffic Control Program plus the uncompleted 1974 projects carried forward to 1975, amounts to approximately \$492,000, of which about 40% has been completed to date. There are a number of projects involving modifications to the traffic signal system which have not yet been started, and which could be deferred to 1976 to provide the approximate \$27,000 required for the three signals approved by Council on May 6, 13, and July 22.

"It is suggested that, since the City Engineer is behind in his traffic signalization program and assuming the May 6, 13 and July 22 signals have a higher priority in Council's mind compared to the basic 1975 program, the City Engineer revise his 1975 program to include the three signals and defer part of the other signal modifications to 1976, as it appears the work would not be done until 1976 anyway."

The City Manager does not support the suggestion of the Director of Finance that the City Engineer revise his 1975 program deleting signals which were approved by Council on the warrant system in 1974. It is noted by the City Engineer that these signals are to be installed at some of the most difficult crossings in the City.

The City Manager notes that Contingency Reserve is not an appropriate source of funds for continuing Capital programs such as signalization, and therefore RECOMMENDS that the pedestrian signals approved by Council on May 6, 13 and July 22 be placed on the 1976 signalization program and funded by the Traffic Signal Reserve.

MOVED by Ald. Bowers,

THAT the City Engineer's Traffic Signalization Program for 1975, be approved on the understanding priority will be given to those signals authorized by Council on May 6, 13 and July 22, 1975, but the question of an increase in the appropriation, be deferred until review in August.

CARRIED UNANIMOUSLY

MOVED by Ald. Bird in amendment,

THAT the recommendation of the City Manager contained in the foregoing report be approved.

- LOST

(Aldermen Bowers, Boyce, Cowie, Harcourt, Kennedy, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Bowers was put and CARRIED UNANIMOUSLY.

I. Greater Vancouver Regional District:
Liveable Region Plan

Under date of July 16, 1975, the Vancouver City Planning Commission submitted a report resulting from discussion and written comments submitted by members on the G.V.R.D. Liveable Region Plan.

MOVED by Ald. Volrich,

THAT the report from the Vancouver City Planning Commission be received and referred to the Planning and Development Committee.

- CARRIED UNANIMOUSLY

In considering the foregoing, it was suggested the Mayor arrange a joint meeting with the Planning Commission and Council members to discuss matters of common interest. The Mayor undertook to arrange this.

Regular Council, July 29, 1975 17

CITY MANAGER'S AND OTHER REPORTS (cont'd)

II. Illegal Suites:
Hardship Cases

The Committee of Officials concerning Illegal Suites - Hardship Cases, submitted the following report under date of July 18, 1975:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

- (a) The following applications recommended for approval by the Sub-Committee be approved:

Mrs. Dow Myong Oh (owner), 1076 West 41st Avenue
Frank Quiring (tenant), 174 West 21st Avenue
James John Irvine (tenant), 1950 East 1st Avenue
Marlene Anderson (tenant), 3248 Coleridge Avenue
Sally Kovacs (tenant), 2037 MacDonald Street
Julie Anne Peake (tenant), 3408 East 29th Avenue

- (b) the following applications be approved for one year from the date of this Resolution:

Mrs. Gertrude Lohvin (owner), 7276 Victoria Drive
Phera Singh (owner), 2880 East 44th Avenue
Mervin V. Hanson (tenant), 3642 West 22nd Avenue
Richard A. Lockhart & Mark Fox (tenants), 4435 West 11th Avenue
Fotis Vlachos (owner), 3289 West 11th Avenue
Frances E. Cruise (tenant), 2005 West 59th Avenue
Jenny Y. M. Tao (tenant), 693 West 31st Avenue
Balwant Singh Bapla (owner), 969 East 59th Avenue
Audrey Gauchi (tenant), 245 North Templeton Street
Dan Rodocker (tenant), 4745 Gothard Street

- (c) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964.

- (d) the following applications be not approved:

Mile Bobanovic (owner), 4919 Rupert Street
Bob M. Ishmail (owner), 4850 Joyce Street
Mohan Singh Gill (owner), 852 East 63rd Avenue
Manuel W. Lee (tenant), 3291 East Georgia Street
Eva Gusland (owner), 2569 Pandora Street
Peter Beyer (tenant), 2375 West 35th Avenue

MOVED by Ald. Bird,

THAT recommendations (a) to (d) inclusive contained in the foregoing Committee of Officials report dated July 18, 1975, be approved.

- CARRIED UNANIMOUSLY

Regular Council, July 29, 1975 18

CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee
on Planning and Development,
July 24, 1975

Consultant Assistance for Central
Waterfront Zoning (Clause 1)

MOVED by Ald. Bird,

THAT the recommendation of the Committee contained in this
Clause be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Community Services
July 24, 1975

Liquor Permit Application: 1222 Hamilton
Street, Development Permit Application
No. 70385 (Clause 1)

MOVED by Ald. Rankin,

THAT the recommendation of the Committee contained in this
Clause be approved.

- CARRIED

(Aldermen Kennedy, Sweeney and Volrich opposed)

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters
insofar as the Regional District meeting for July 30, 1975,
is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

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At this point in the proceedings, Alderman Boyce introduced
two ladies in the public gallery - Mrs. Athen Athanasioux of
Athens, Greece, President of World Council, Y.W.C.A. and Mrs.
Janine Van Vliet of Brussels, Belgium, Executive Council Member,
Y.W.C.A.

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Regular Council, July 29, 1975 19

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4017,
BEING THE BOARD OF ADMINISTRATION
BY-LAW (Claims Procedure)

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Rezoning of Property
at 2893 West 41st Avenue

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,
THAT WHEREAS Council on July 22, 1975, approved the rezoning of a parcel of property situate at 2893 West 41st Avenue;

AND WHEREAS the Director of Planning had set out no conditions applicable to any such rezoning;

THEREFORE BE IT RESOLVED THAT the Director of Legal Services be instructed not to bring forward the amendment to the Zoning By-law until the necessary conditions are approved by Council and carried out by the applicant;

FURTHER BE IT RESOLVED THAT in addition to the conditions submitted by the Director of Planning, there be included the following:

- (a) confirmation of financing sufficient to satisfy Council that the project will proceed
- (b) the matter be reviewed by Council twelve months from the date of the Public Hearing.

- CARRIED

(Alderman Cowie opposed)

Regular Council, July 29, 1975 20

ENQUIRIES AND OTHER MATTERS

Alderman Rankin -
Encroachment: 4 North
Slocan Street

advised of a letter he had received from the owner of 4 North Slocan Street concerning the transferring of his property over to the Veterans' Land Act Administration, and in this regard, was unable to obtain clear title because of an encroachment on the road allowance. The enquiry was referred to the Director of Legal Services for report back to the next meeting of Council.

Alderman Volrich -
Sale of Land to Italian
Folk Society

enquired with respect to the motion of Council dated April 8, 1975, when it dealt with the sale of land to the Italian Folk Society. The Alderman explained that insufficient time was given to the organization to complete the sale.

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,

THAT Council's position with respect to the sale of property to the Italian Folk Society be on the basis of completing the sale within 120 days of the issuance of a development permit or 12 months from the date of Council approval. (April 8, 1975)

- CARRIED UNANIMOUSLY

Alderman Bowers -
Contravention of By-law

referred to Council's action of May 13, 1975, concerning the property at 4584 West 1st Avenue indicating that petitioners are complaining that the direction of Council has not been carried out.

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,

THAT the City Manager be instructed to have arrangements concluded forthwith for removal of the top floor of 4584 West 1st Avenue by a definite date as directed by Council on May 13, 1975, and that a report on the matter be submitted to Council on August 12, 1975.

- CARRIED UNANIMOUSLY

Alderman Bird -
Penalty re Taxes

referred to a tax payer who had complained about paying a penalty on the Homeowners' Grant portion of her tax bill and would be in serious financial difficulties as a result. Alderman Volrich advised that the Finance and Administration Committee was looking into this whole matter of tax payments and will be reporting to Council shortly.

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,

THAT the Mayor be authorized to pay \$8.00 from the Mayor's fund in this particular instance.

- CARRIED UNANIMOUSLY

Alderman Boyce -
Ingress and Egress to Oakridge
Shopping Centre

enquired with respect to when work will be carried out to the new entrances and exits to the Oakridge Shopping Centre. The Manager undertook to investigate the matter.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Boyce - <u>By-law Court</u>	requested the Director of Legal Services to examine the matter of having set up courts at City Hall dealing specifically with infractions to City By-laws.
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The Council adjourned at approximately 3:40 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of July 29, 1975, adopted as amended on August 12, 1975.

A. Phillips
MAYOR

B. A. Little
CITY CLERK

Manager's Report, July 25, 1975 (WORKS - 1)

WORKS AND UTILITY MATTERS

RECOMMENDATIONS:

1. Pacific Centre Parking Garage Equipment - Block 42

The City Manager submits the following report of the City Engineer:

"On October 22, 1974, City Council approved the awarding of the contract for the Pacific Centre Parking Garage Equipment (Tender No. 28-74-10) for Block 42 and Block 52 Garages, to Westgate Electronics Ltd, for a total contract price of \$128,252.00. This work consists of new installation in Block 42 and revising the equipment in Block 52 to make it compatible with Block 42. The contract was priced in two components:

- | | |
|---------------------------------|---|
| 1) Basic Equipment \$85,382.00; | 2) Extra Specified items and additional equipment \$42,870.00 |
|---------------------------------|---|

A. Total Contract Price

Among the specified extras included in the contract, was the provision of "duplicate (slave) parking control equipment in the office area." (item 5 of the October 22, 1974 report.)

As a result of the transposition of two numbers, the total price of this equipment was reported as \$5,100. whereas the correct total should read \$5,300. (an increase of \$200.). This will require an adjustment in the contract price.

B. Anti-Passback

Included in the additional equipment was the provision of an "anti-passback" system including automated exit gates for monthly parkers for a quoted extra cost of \$5,750.00. This cost included \$1,400.00 for the supply and installation of conduit capable of serving both present and future systems. Provision of additional equipment to make the operation of Block 52 garage compatible with that of Block 42, plus spare equipment, cost \$4,725.00, for a total cost of (\$5750 - \$1400 + \$4725) \$9075.00.

"Passback" is a practice whereby the holder of a contract parking card will use his card to activate the entry gate, but will leave his card in the unit for use by one (or more) following motorists. "Anti-passback" is a system whereby the use of the contract parking card is restricted to an entrance/exit sequence.

As a result of a more detailed review of the garage operation however, and of discussions held with the Downtown Parking Corporation, operators of the garage, and with Westgate Electronics Ltd, suppliers of the equipment, the conclusion has been reached that the "anti-passback" equipment should not be installed.

C. Intercom System

Under the present contract, the contractor is required to extend the existing intercom system to service the increase in customer parking that will be generated by the two block development of Blocks 52 and 42. The garage will have a capacity for some 1550 parking customers.

Through further investigation and discussion with the supplier of the equipment and with the operators of the garage, however, it has been determined that the extension of the existing system has limitations in its communication capabilities which reduce its value as an instrument of service to the public.

An outline of the existing and proposed systems and definition of the basic components and system of operation is attached to this report as Appendix A.

The cost of modifying the proposed system would be an additional \$2,499.00. The major portion of this cost is due to the additional wiring required for the two extra Master Stations.

Cont'd . . .

Manager's Report, July 25, 1975 (WORKS - 2)

Clause 1 Cont'd

I RECOMMEND that:

- (a) the contract price for the duplicate parking control in the garage office be amended from \$5,100. to read \$5,300. (total price);
- (b) the anti-passback" system including automated exit gates for monthly parkers, together with additional and spare equipment, be deleted from the contract for a cost saving of \$9,075.00
- (c) the proposed intercom system be improved in order to provide a more acceptable system at an additional cost of \$2,499.00".

The City Manager RECOMMENDS approval.

2. Bi-Weekly Garbage Collection

The City Manager submits the following report of the City Engineer:

"On 21 November, 1972 the question of less frequent collection of residential refuse was considered by Council and it was decided to continue the present weekly collection cycle. Following is the report considered at that time based partly on a questionnaire circulated to some 37 major North American cities:

"Most cities in North American collected refuse on a weekly basis, although collection twice a week is common in warmer areas. None of the cities responding to our questionnaire collect less frequently than once per week. However, it would be possible to reduce costs by collecting refuse every two weeks. While the quantity of refuse removed would probably remain approximately the same, the efficiency of collection would increase.

We have developed a preliminary estimate of the saving which would be expected, based on the following assumptions.

1. The residential "free" collection would be four regulation cans every two weeks.
2. The night-shift collection area, primarily downtown, and method of operation would remain as at present.
3. Commercial premises would be provided with the same service as at present.

The present collection-beat structure would obviously have to change markedly under these circumstances. Using a "best guess" projection of the most desirable beat structure, we estimate that the minimum saving resulting from bi-weekly collection would be \$160,000. per year.

The Medical Health Officer advises that he does not favour bi-weekly collection, because he expects rodent and fly problems will increase. Introduction of bi-weekly collection would also represent a significant decrease in service to the public. Additional garbage cans would have to be stored and would certainly increase the clutter in lanes. Retaining household garbage an extra week would increase odour problems. It is our opinion that an average household of 4 to 5 people would prefer to retain the present level of service at the present cost, rather than obtain a nominal cost reduction (\$1.40 to \$1.75 per year) and a lower level of service. (The extent of the cost reduction can perhaps best be indicated by noting the annual cost of the two additional cans which each family would require would be greater than the reduction in pick-up cost, even if the cans last five years.)

In view of the Medical Health Officer's advice, and the significant reduction in standard of service with only a nominal reduction in cost per capita, which would result from two weekly collections, the City Engineer RECOMMENDS that the present weekly collection cycle be retained."

Cont'd . . .

Manager's Report, July 25, 1975 (WORKS - 3)

Clause 2 Cont'd

In terms of 1975 costs the estimated annual savings will be \$235,000 or \$0.52 per capita per year. With these current figures the annual cost of the two additional cans which each family would require would still be greater than the reduction in pick-up costs.

The Medical Health Officer advises that his opinion has not changed and he does not favour bi-weekly collection. In the Lower Mainland all of the municipalities are on a weekly collection schedule.

The City Engineer RECOMMENDS that in view of the Medical Health Officer's advice, and the significant reduction in standard of service with only a nominal reduction in cost per capita, that the present weekly collection cycle be retained."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 653

HARBOURS AND PARKS MATTERS**A-3**CONSIDERATION & RECOMMENDATION1. Van Dusen Botanical Display Garden -
1975 Operating Budget

The Director of Finance reports as follows:

"The Vancouver Park Board, at their meeting on Monday, July 7, 1975, passed the following:

'..."VANDUSEN BOTANICAL DISPLAY GARDEN

- a) Operating Budget - At the last meeting of the Board, staff were requested to prepare a further report on the proposed 1975 operating budget including a five year financial projection for the Gardens. Board members received copies of a report dated July 4, prepared by the Director of Financial Services, recommending that \$108,000 be requested for 1975 from City Council for maintaining and operating the Garden following the August 30th official opening.

"After discussion, it was regularly moved and seconded,

"RESOLVED: That the Board request City Council to provide \$108,000 for the 1975 maintenance and operating budget.

- Carried.

- b) Capital Funds - It was noted that Board members and staff are endeavouring to obtain \$150,000 of additional capital funds from private sources for essential capital equipment purchases and finishing capital development in 1975. The Superintendent stated that development work must continue in order to open the gardens but the Board does not have any capital funds left. He suggested it would probably be necessary to reallocate capital funds from other accounts to cover over-expenditures. A report would be submitted to the July 21st Board meeting"...'

The Park Board staff had presented to the Park Board a program budget structure based on three separate levels of service for the Van Dusen Botanical Gardens, split into recreation and education sub-functions. Level one was considered to be the highest, Level two the medium, and Level three bare maintenance. The requested amount of money for 1975 operating costs for the period September 1 to December 31, 1975, of \$108,000, apparently represents Level two for recreation and Level three for education.

The Park Board, in developing their program budget for the Van Dusen Botanical Garden faces problems that they would not face in other areas, where the background information on cost, attendance, charges, etc., exist. The Botanical Garden is a brand new operation and we do not have adequate experience with its type of operation.

Therefore, it appears that some kind of compromise is necessary in the level of service to be provided and the cost to the City. Experience will refine this. The problem is that future refinement may lead to a very high cost to achieve a reasonable objective for the Gardens (or it may not).

On a full year basis, the \$108,000 represents operating costs of \$457,000 less revenues of \$130,000, for a net operating cost on a full year basis of \$327,000.

The Park Board has also submitted a description of the level of service implied by their various ratings, but it is in summary form and Council may wish a fuller report reference explanation from the Park Board. The information from the Park Board is quoted as follows:

Clause No. 1 (continued)'A DESCRIPTION OF THE II - II SERVICE
LEVEL

The financial appropriation provided at a second quality level display garden and a third level education program creates a service which will provide:

... Horticulture displays with a wide variety of plant species and annually changing floral exhibit, and a minimum number of educational programs with some community involvement in plant propagation, care and arrangement...

A higher level of service (e.g. I - I) would provide a more intense, year-round color display, aesthetically arranged, with constantly changing patterns and species. The education offering would attract thousands more people into 'adult tuition' and 'student' programs.

A lower 'subsistence' service level (e.g. III - III) would maintain a garden standard aimed merely at preserving existing plant life. Aesthetically, the garden would have minimal attraction and relatively no education program resource could be offered to the public.

Service Level for 1976

The low service level for 1975 was chosen primarily because of City budget problems. It is hoped that the decision as to the quality level for the 1976 budget that will be struck later this year will reflect a higher level of service.'

Budget Considerations

Attached as Appendix I is the detailed budget provided by the Park Board to support their request for \$108,000 this year, and their concept of a full year net operating cost of \$327,000. Their request of \$108,000 for 1975, September 1 - December 31, apparently represents one-third of each item in their full year schedule. At budget review time, City Council included \$100,000 in Contingency Reserve in anticipation of operating costs necessary for the Botanical Gardens after they open, and therefore the funds are available to meet the request of the Park Board.

The Finance Department is unable to properly and in detail evaluate the Park Board budget, but we do have the following:

Recommendations

- A. Staffing to be reviewed by the Administrative Analyst (same as Vancouver Aquatic Centre).
- B. Position and rate classifications to be determined by the Director of Personnel Services:
 - (a) Pay grades for Clerk Stenos range from P.G. 6 - I to P.G. 16 - IV. There is no pay grade 17 for any Steno position.
 - (b) Concurrence of unions normally obtained.
- C. It is not City budgeting policy to include Contingency sums in operating budgets. Adjustments, if necessary, can be made during the year. Therefore, the Contingency item should be deleted.
- D. Parks Board to submit a detailed budget of revenues and expenditures each year, commencing 1976, in support of their annual budget request.

For Consideration in Council

- A. Whether they wish further information from the Park Board, in explanation of the levels of service proposed for the Botanical Gardens.
- B. Consideration of the request of the Park Board for \$108,000 for 1975 operating costs, September 1 - December 31, 1975, such funds to be provided from Contingency Reserve.

Clause No. 1 (continued)

- C. If Council approves the recommendations in the section "Budget Considerations" -
- (a) results of the staffing review will be reported to Council, if any changes are to be recommended.
 - (b) the funding to be adjusted for any changes in position classification and the elimination of the Contingency provision.
 - (c) Council to instruct the Parks Board to submit details of revenues and expenditures in support of their budget submissions for funding of the Van Dusen Botanical Gardens in subsequent years. "

The City Manager submits the foregoing report of the Director of Finance for Council CONSIDERATION and RECOMMENDS that the recommendations contained therein be approved.

FOR COUNCIL ACTION SEE PAGE(S) 623

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

- 1. Application to amend Zoning and Development By-law for Downtown District

The Director of Planning reports as follows:

"The date of September 25, 1975 has been tentatively scheduled for a Public Hearing on the proposed Downtown District By-law.

However, City Council has not formally instructed the Director of Planning to make the application to amend the Zoning and Development By-law. This instruction is required to enable Council to have the option to withhold a permit prior to the adoption of any Official Development Plan or amendment to the Zoning By-law - as provided by Section 570 of the Vancouver Charter.

It is recommended that the Director of Planning be now instructed to make an application to amend the Zoning and Development By-law to provide for a "Downtown District" and refer such application together with the proposed Official Development Plan for a Downtown District to a Public Hearing."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

INFORMATION

- 2. Thunderbird Neighbourhood Development Blocks 105, 106, 107, 108, Section 28 THSL & Block 96, Section 96, THSL

The Acting Supervisor of Property & Insurance reports as follows:

"On May 6, 1975, City Council adopted a report by the Standing Committee on Planning and Development re City-owned land in the Thunderbird Neighbourhood which recommended sale of the following sites:

- (a) 1.5 acres to St. Margaret's Church for a church and daycare facility;
- (b) 2.0 acres to Confratellanza Italo-Canadese for a community centre;
- (c) 5.0 acres to General Distributors for a warehouse.

The following is a brief resume of the requirements which must be completed prior to any of the sites being conveyed to the purchasers.

Situated in the centre of the site is a 0.3 acre parcel owned by B.C. Hydro, see plan attached. At its meeting on May 6, Council authorized the City to contact the Hydro authority for the purpose of either purchasing or leasing this parcel. The subdivision cannot proceed until this point has been settled.

Accordingly, the Planning Department have entered into negotiations with the Lands Division of the B.C. Hydro. However, if a purchase cannot be negotiated and the land has to be leased, the present subdivision plan might not be workable as the design of the development requires City ownership of this block.

The development also includes four road allowances and the City Engineer is presently arranging for their closure.

Clause No. 2 (continued)

The City will be in a position to transfer title of the Thunderbird lands after the following requirements have been completed.

- A. Negotiations with B.C. Hydro as to whether their land is to be purchased or leased by the City;
- B. Depending on the outcome of negotiations, B.C. Hydro to transfer title to the City;
- C. The City Engineer to complete road closures and ascertain requirements for relocating services;
- D. The City Engineer to commence survey after title obtained from B.C. Hydro;
- E. The City Engineer to prepare subdivision plans, after survey completed, for all sites in the Development;
- F. As the proposed subdivision is adjacent to a controlled access highway the Land Registry Act requires that the Provincial Department of Highways give their approval;
- G. Negotiations with General Distributors to be completed re a price for their site;
- H. Purchase money to be paid by all developers and the Director of Legal Services will then complete all necessary documentation.

Without allowing for any delays or set-backs, the above procedures will take a minimum of two to three months. "

The City Manager submits the foregoing report of the Acting Supervisor of Property & Insurance for INFORMATION.

RECOMMENDATION & CONSIDERATION

3. Ground Leases, Phase 1, Area 6, False Creek

The False Creek Development Group reports as follows:

"Purpose

The purpose of this report is to recommend the principal terms and conditions for the ground leases between the various sponsors and the City for the residential components of Phase 1, Area 6, False Creek and to consider approval for negotiated construction contracts.

Sponsors

Vancouver City Council, on February 25, 1975, passed a resolution endorsing the various sponsors for the residential components of Phase 1, Area 6, subject to completion of satisfactory negotiations regarding ground leases.

In the ensuing negotiations with the sponsors, the following changes have taken place;

Clause No. 3 (continued)

- The B. C. Baptist Foundation who were endorsed as the sponsor of a non-profit rental housing development in Enclave #2, Parcel #3, have withdrawn. Frank Stanzl Construction Ltd. has agreed to form a separate organization to take over the position of B. C. Baptist Foundation to meet the same household and income mix. It would be a low rental housing development under the Limited Dividend program which provides controls for 15 years, after which the sponsor has the option to pay off the senior government mortgage and continue as a market unit.
- The Netherlands Association who were endorsed as the sponsors of a non-profit rental housing development in Enclave #4, Parcel #10, and the B'Nai Brith Society who were endorsed as the sponsor of a senior citizens rental project in Enclave #8, Parcel #9, have amalgamated, with the Netherlands Association taking responsibility for both developments in Enclave #8, while maintaining the senior citizen component.
- The Pears Group, who were endorsed as sponsors of a small co-operative are being dealt with as part of the market condominiums.
- The water-lot lease for the Greater Vancouver Floating Home Co-operative is being held up by the Provincial Government, and cannot be dealt with at this time.

<u>SPONSOR</u>	<u>PARCEL NO.</u>	<u>PROGRAM</u>	<u>NUMBER OF DWELLINGS</u>
<u>Eastern Cluster</u>			
Kiwanis Uptown	1	Senior Citizens	64
Frank Stanzl Construc- tion Ltd.-Limited Divi- dend	11	Low Rental Entrepreneurial	67
	3	Low Rental Entrepreneurial	77
Bertha O. Clarke	2	Low Rental Non-profit	46
Creek Village Building Co-operative	4	Controlled Leasehold Condo- minium	61
Frank Stanzl Construc- Ltd.-Market	13	Market Condominiums	62
	14*	Market Condominiums	53
	16	Market Condominiums	48
False Creek Co-opera- tive	5	Par Value Co-operative	<u>82</u>
Total			560
			(Max 650)**
<u>Western Cluster</u>			
False Creek Co-opera- tive	6	Par Value Co-operative	86
Lower Mainland Society for the Physically Handicapped	7	Residences for Physically Handicapped	24
University Non-Profit Building Society	8	Controlled Leasehold Condo- miniums	55

Manager's Report, July 25, 1975 (BUILDING - 4)

Clause No. 3 (continued)

Frank Stanzl Construc-			
tion Ltd.-Market	17	Market Condominiums	32
Netherlands Associa-		Low rental Non-Profit and	
tion	10	Senior Citizens	<u>124</u>
Total			321
			(Max 330) **
TOTAL, PHASE 1:			881
			(Max 900) **

*The "Pears Group" is included in Parcel 14.

**Maximums set by Zoning By-law approved by Vancouver City Council

The program will provide the social mix as called for by Council in their resolution of September 10th, 1974 and as reported to Council on February 25, 1975.

Construction Contracts

Our objective is to have construction completed by June/July 1976 within the cost allowances stated in our financial pro-formas and in accordance with the design guidelines.

In order to meet the constraints of cost and timetable, we have required each sponsor to demonstrate to our satisfaction before making an application for a Development Permit that their project can be built on time and within the cost allowance. In cases of doubt, we are asking the sponsor to appoint a contractor-developer and to negotiate a contract,

Since this is a departure from the traditional procedure of independent design followed by a call for competitive bids, we are requesting approval by the three levels of government of a procedure containing the following elements:

- (a) the sponsor to select an architect;
- (b) the architect, on instructions from the sponsor, to develop a design concept in collaboration with our co-ordinating architect (Thompson, Berwick, Pratt) and co-ordinating developer (Frank Stanzl Construction Ltd.) as outlined in the Development Group's development procedures, dated February 10, 1975;
- (c) the sponsor and architect to discuss construction contracts with contractors/developers and in cases of doubt regarding costs to select a contractor/developer for a negotiated bid or management contract;
- (d) the selected contractor/developer to work closely with the sponsor's architect in the preparation of the drawings and specifications for Development Permit application, having in mind the maximum permissible cost allowances;
- (e) the sponsor and/or contractor/developer, prior to the sponsor applying for a Development Permit, to give assurances, satisfactory to the Development Group, that the project can be built within our cost allowances and within the timetable;
- (f) the negotiated contract or a construction management contract to include a maximum ceiling price, provision for sub-trade competitive bids, and provision for a savings clause, in which savings under the guaranteed maximum price will be shared between the sponsor and the contractor;

Clause No. 3 (continued)

- (g) the contractor/developer to have adequate authority regarding the structural systems, methods of construction, finish details, and materials, so that he and the architect can produce the required product in accordance with the design guidelines and within the cost allowances.

The above procedure preserves competitive sub-contract bids, provides protection to the sponsors through the savings clause, and improves the probability of achieving the desired balance between quality and economy.

Ground Leases

The Engineering Department, Survey Branch, are now completing the subdivision plan for deposit with the Land Registry Office. The sponsors are well advanced with their designs based on the proposed subdivision plan. Development Permit Applications are now being submitted to the Director of Planning and two have been issued. Some construction is expected to start in August and most foundation work must be in progress by September to meet our timetable.

Financing of the Controlled Leasehold Condominiums and of the Market Condominiums is now committed.

We have agreement in principle with each of the sponsors regarding the ground leases and other matters and each has signed a letter of understanding which is subject to the approval of Council.

Copies of each of the letters of understanding are on file in the City Clerk's Office for examination.

The ground leases will include the terms set forth in the appendices attached hereto and such other terms and conditions as the City deems advisable.

Following are comments in respect of particular terms of the ground leases:

1. All Ground Leases shall be for a term of 60 years and will commence on substantial completion of the buildings to be erected on the leased premises or 1st of July, 1976 whichever date is earlier.
2. The ground rents over the first 30 years of the lease have been varied to meet the financial constraints of the individual developers. For instance, the senior citizen developments have the option of a low initial rental of 8% x \$6.00 per square foot, and escalating over the first twenty years, whereas, the market condominiums have the option of paying a flat rate of 9.5% x \$12.63 per square foot over the first thirty years.

It has been recognized in our dealings with the sponsors that monthly payments for most forms of housing are more onerous in the first few years, while the ability to pay improves as incomes rise over time. It is for this reason that most leases have somewhat lower initial rents but with escalation clauses which increase rentals over time. It is also for this reason that we have opted for leases with monthly payments as opposed to prepaid leases or outright sale, because these latter options would result in fixed repayment terms over time. This has been a mutually satisfactory arrangement for both the sponsors and the City and enables the City to recover its value over time.

Clause No. 3 (continued)

3. The ground rents are different for each category of sponsor. All contain an initial lease period of either 20 or 30 years during which time the rent is either fixed or escalates in accordance with a formula. For the balance of the term of 60 years, the rent will be subject to negotiation every 10 years.
4. The ground rent for the first year for each type of project will be calculated as follows:
 - Senior Citizens - 8% x \$6.00 per square foot of maximum building area allowed for the project;
 - dwellings for physically handicapped - 8% x \$6.00 per square foot of maximum building area allowed for the project;
 - non-profit low-rental housing - 8% x \$7.00 per square foot of maximum building area allowed for the project;
 - limited dividend low rental housing - 8% x \$8.00 per square foot of maximum building area allowed for the project;
 - co-operative - 8% x \$8.00 per square foot of maximum building area allowed for the project;
 - controlled leasehold condominium - 9.5% x \$9.50 per square foot of maximum building area allowed for the project;
 - market condominium - 9.5% x \$12.63 per square foot of maximum building area allowed for the project.
5. Escalation clauses for each type of project are as follows:
 - Senior Citizens - the value of \$6.00 per square foot of maximum building area will increase by stated amounts at stated intervals during the first 20 years followed by revaluation on the 20th year and each 10 years thereafter. There is an option of starting the first 20 years with a higher initial rate and less escalation through the 20 years.
 - Dwellings for Physically Handicapped - the value per square foot of maximum building area will increase from \$6.00 to \$7.00 for the 11th to 20th year, following which there will be a revaluation on the 20th year and every 10 years thereafter.
 - Non-profit Low Rental Housing - the rent will be firm for the first three years following which for the next 17 years there will be an escalation based on the increases in the National Personal Disposable Income index. On the 20th year and each 10 years thereafter, the rent will be subject to negotiation.
 - Limited Dividend Low Rental.- same as non-profit low rental housing.
 - Co-operative - same as non profit low rental housing.
 - Controlled Leasehold Condominium - the value per square foot of maximum building area will increase by stated amounts at stated intervals over the first 30 years and on the 30th year and each 10 years thereafter will be subject to re-negotiation. When individual units are sold to persons who do not receive subsidies from the Provincial Government, the ground rent will be increased to a rate comparable to the free market.

Clause No. 3 (continued)

-Market Condominiums - the purchaser will have the option of selecting from four alternative methods of calculating ground rent, one of them being a prepayment for the 60 year term of the lease at a value of \$14.06 per square foot of maximum building area and others having various escalation formulas in the first 30 years followed by negotiation on the 30th year and each 10 years thereafter.

6. Additional Levies - the City shall have the option of levying an extra charge in addition to the rent to pay for augmented transit should our negotiations with the Bureau of Transit not be completely successful. This provision does not apply in respect to the ground lease with the Lower Mainland Society for Residences for the Physically Handicapped.
7. Use of Premises - although the use is restricted, there is provision to permit other activities to be approved by the City, for example, handicrafts in the physically handicapped project.
8. The leases for the rental projects (senior citizens, co-operative, low rental housing, housing for the physically handicapped) prohibit subletting of the entire project and permit assignment for purposes of mortgaging to finance the development.
9. The ground leases for the strata lot projects (market and controlled leasehold condominiums) contain the following provisions:
 - (a) each condominium may be sold by way of assignment of the ground lease, in addition the purchaser will pay rent to the City, the rent will be that selected from a schedule in the lease by the original lessee (developer); the developer is permitted to offer a choice of rents to the purchaser from the schedule in order to facilitate sales of the condominiums. The total rent payable under all the assignments will not be less than the rent which would have been paid to the City by the developer under the ground lease. If a developer cannot sell any of the condominiums, he may sublet them;
 - (b) THE DEVELOPER IS TO BE RELIEVED OF THE OBLIGATION TO PERFORM THE COVENANTS UNDER THE GROUND LEASE WHEN ALL CONDOMINIUMS ARE SOLD;
 - (c) the City, upon expiry or termination of the lease, will purchase the owner's strata lot at a price based on the fair market value of the strata lot. This provision is recommended by the Development Consultant and Director of Finance as being necessary in order to successfully sell the condominiums and arrange mortgage financing.
10. The Director of Finance is of the opinion that the above leases together with the anticipated return for the commercial leases (yet to be negotiated) will produce the financial objectives stated by Council in their resolution dated February 25, 1975.
11. The Lower Mainland Society for the Physically Handicapped, the Kiwanis Uptown Senior Citizens and the Netherlands Association Senior Citizens intend to apply to Council each year for relief from property taxes. The financial proformas which have been submitted to the senior governments for financing have assumed that property taxes will be waived. The Development Consultant recommends that sympathetic consideration be given by Council to such requests from the sponsors.

Clause No. 3 (continued)

Council's present policy (resolution of Council on 21st January, 1975) with regard to property taxes on Senior Citizens' housing is to allow exemption, on an annual basis, by By-Law, until such time as the senior level governments introduce subsidies to the projects to cover the payment of taxes.

Construction Prior to Signing Leases

Our objective is to have construction completed by June/July, 1976. It is considered essential that this timetable be met if the construction is to be completed within the budgeted cost allowances for the individual projects.

In order for the completion schedule to be met, we estimate that construction should commence in September, 1975. However, it appears unlikely that the ground leases will be executed by that time.

Council may wish to consider allowing the sponsors to proceed with construction prior to execution of the leases. There are certain risks to allowing this action, both in terms of liability for accidents on the site, and of the developer defaulting and not completing construction. If Council chose to allow construction to proceed prior to signing of the ground leases, this action should be subject to the Director of Legal Services taking the steps necessary to protect the interests of the City.

The option to allow the construction to proceed prior to the execution of the ground leases is submitted for the CONSIDERATION of Council.

RECOMMENDATIONS

It is recommended:

- A. That the City enter into ground leases with each of the above-named sponsors which shall include the terms of the appendices attached hereto in respect of each of such sponsors, the terms and conditions of the ground leases to be satisfactory to the Director of Legal Services.
- B. That the procedure for negotiated contracts for construction along the lines described in the report be approved. "

The City Manager RECOMMENDS that the recommendations of the False Creek Development Group be approved and submits the matter of construction proceeding in advance of execution of the ground leases for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 673-674

Manager's Report, July 25, 1975 (LICENSES - 1)

LICENSES AND CLAIMS MATTER

RECOMMENDATION

1. Claim Number 15750 - Cochrane Stephenson
(Western) Limited

The Director of Legal Services reports as follows

"This claim arises from operations by our Streets Branch crew on January 6th, 1975 adjacent to 1324 Franklin Street, Vancouver.

Our crew was replacing sidewalks on the south side of Franklin Street and in breaking up a vehicle crossing into the above premises damaged the footings under the building wall causing partial collapse of the wall. This made it necessary to remove and rebuild a section of the wall. Inspection of the damage was made by our Structures Branch Engineer and it was confirmed that the City was responsible for the damage. He also estimated cost of repairs to be approximately \$3,000.00

We now have verification of all labour and material costs to repair the damage in the amount of \$2,315.06. In addition to this it has been agreed that we will allow the nominal amount of \$50.00 in legal costs to the solicitor representing the owner of the building.

In the circumstances I believe the City is liable to the owners of the building for the damages and legal costs claimed and would request authorization to have a cheque issued in the amount of \$2,365.06 payable to Cochrane Stephenson (Western) Limited to finalize settlement of this claim."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

FOR COUNCIL ACTION SEE PAGE(S) 685

Manager's Report, July 25, 1975 (FIRE - 1)

FIRE AND TRAFFIC MATTERS

RECOMMENDATIONS:

1. Hudson Street Bridge

The City Manager submits the following report of the City Engineer:

" BACKGROUND

Several matters concerning maintenance responsibility and associated right-of-way control of the Hudson Street Bridge Project remain to be finalized. In an effort to formalize the division of ownership and responsibility between the Ministry of Transport and the City, the Ministry have presented your officials with a draft legal agreement for preliminary approval.

In January, 1969, Council approved a basic scheme for the Vancouver approaches to the Hudson Street Bridge.

On March 2, 1971, Council's position on the landscaping and the cost sharing for the Granville Street widening was as follows:

- (a) Council reaffirmed its former decision not to contribute to the cost of the Project;
- (b) Council expressed approval of certain landscaping exclusions proposed by the Ministry of Transport;
- (c) Council did not support certain landscaping exclusions proposed by the Ministry of Transport.

On May 16, 1972, Council reaffirmed its approval of the proposed design of the Vancouver approaches, it being understood that the matters of landscaping exclusions, maintenance responsibility and cost sharing for the Granville Street widening would be finalized at a later date.

The City Engineer's Report dated December 15, 1972, and adopted by Council on December 19, 1972, confirmed the agreement of the Ministry of Transport with all requests of Council regarding the landscaping and the cost sharing for the Granville Street widening. This report stated also that only details of maintenance responsibilities and right-of-way control remained to be worked out and would be reported to Council when finalized.

PRESENT STATUS

Construction of the Hudson Street Bridge is progressing rapidly with completion scheduled for August 20, 1975. The Ministry of Transport wish, therefore, to finalize an agreement with the City before the opening.

The Ministry of Transport have requested an amendment to the landscaping areas approved by Council on December 19, 1972. This amendment is necessary to provide a larger site for development of Crown land in the northwest corner of Hudson Street and Marine Drive. The City Engineer and the Director of Planning are in concurrence with the amendment to the landscaped area as shown on Plan SK 3156 (Appendix I).

The Ministry of Transport, in their draft legal agreement, propose a general division of maintenance and right-of-way control. This division is summarized as follows:

I. Maintenance

- (a) The City would undertake responsibility for maintaining the reconstructed streets at grade level; this includes traffic islands, sidewalks, landscaped borders and related services such as lighting, signage and drainage.

Clause 1 Cont'd

- (b) The Ministry would undertake responsibility for maintaining the elevated approaches spanning grade level streets; this includes not only the elevated roadways, their signage and lighting, but also their structural supports such as piers, retaining walls, abutments and light masts.
- (c) The demarcation of responsibility for maintenance would be the junctures of grade level streets and approach ramps, as defined by a line drawn between the extremities of the ramp end posts.

II. Right-of-way control and land ownership

- (a) The Federal Government will convey to the City, by Letters Patent, all lands upon which the new streets and facilities, including landscaping, at grade level, are constructed. The lands to be conveyed are shown in Appendix II.
- (b) The City to grant the Federal Government easements and right-of-way in perpetuity for maintaining all appurtenances to the bridge, which they are required to maintain, on properties shown in Appendix III.

COMMENTS

It is highly desirable that the City take control of the grade level streets and landscaping as proposed by the Federal Government, since these areas serve abutting properties and local traffic.

The Federal Government, at the request of the City, submitted plans of the landscaping design for approval in January, 1975. The Park Board suggested that more trees and an irrigation system be included. The Ministry of Transport subsequently agreed to install an underground irrigation system, but did not agree to an additional expenditure for more trees. The Park Board feel, however, that the landscaping is acceptable. The estimated annual maintenance for the landscaping strip is \$5,000. The expertise for maintaining such a large landscaped area can be provided by the Park Board. This landscaped area is closely related to the proposed street layout and it is proposed that it be established as part of the street allowance. Therefore, the maintenance costs would be charged against the City Engineer's budget for maintenance of street ends and bridge approaches.

RECOMMENDATIONS

It is RECOMMENDED that:

- A. The amendment to the landscaping area, as shown in Appendix I, be approved on the understanding that the federal government will develop this site under a City development permit with due regard to adjacent residential developments.
- B. The Ministry of Transport's proposal for maintenance responsibility and right-of-way control associated with the north approaches to the Hudson Street Bridge, as outlined above, be approved.
- C. The Director of Legal Services be authorized to sign an agreement, with the Ministry of Transport, on behalf of the City, consistent with the aforementioned proposals of the draft agreement, and satisfactory to the City Engineer and the Director of Legal Services.
- D. The City assume control of the landscaped areas, with the Park Board undertaking responsibility for all associated maintenance works. Funding for this maintenance to be budgeted annually in the City Engineer's appropriation for the maintenance of street ends and bridge approaches.

Manager's Report, July 25, 1975 (FIRE - 3)

Clause 1 Cont'd

E. The lands to be conveyed (Appendix II) be established as street allowance upon receiving Letters Patent from the Federal Government."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 654

Manager's Report, July 25, 1975

A-7

FINANCE MATTERS

RECOMMENDATION

1. West End Community Centre - Staffing (Stationery Equipment Operator).

On July 3, 1973, City Council awarded the contract for the construction of the West End Community Centre. An integral part of this Centre is an ice arena. Construction of the Centre is virtually complete; take-over is anticipated on November 1, 1975.

While a complete report on staffing for the Centre will be forthcoming in August, the Park Board have expressed an interest in filling the stationary equipment operator position prior to the take-over so that the operator may be thoroughly familiar with the new mechanical systems being installed. The proposed classification of this employee is Stationary Equipment Operator I (pay grade 17). At the mid-range, the cost for 4 months in 1975 will be approximately \$4,300, including fringe benefits.

The Director of Finance advises that funding for this position, if approved, will be from the Contingency Reserve Account.

A copy of this report has been sent to the V.M.R.E.U.

The City Manager RECOMMENDS that the position of Stationary Equipment Operator be established for the West End Community Centre, effective September 1, 1975.

2. Safety Requirements - City Analyst's Laboratory.

The Director of Permits and Licenses reports as follows:

"We have received directions from the Workers' Compensation Board to improve the exhaust system to the Toxicology bench in the City Analyst's Laboratory. To meet their requirements the existing exhaust hood must be removed and a larger hood installed, and the existing supply air system improved.

We estimate the cost to do the work will be approximately \$3,400.

The City Safety Officer has inspected the equipment and concurs with the report.

The Comptroller of Budgets advises that if Council approves the recommendation of this report, funds will be provided from Contingency Reserve.

It is recommended that Council approve the expenditure of funds in the amount of \$3,400 to provide necessary safety equipment to meet Compensation Board requirements. Funds to be provided from Contingency Reserve."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

3. Pedestrian Access Through Pacific Centre Garage from the Toronto-Dominion Bank Tower to the Court House.

The Director of Legal Services reports as follows:-

"On 21 March, 1973, the City entered into an agreement with Pacific Centre Limited and the Minister of Public Works (the Province) granting permission for the judiciary and lawyers to have right of passage from the Toronto-Dominion Bank Tower to the Court House through the Pacific Centre Garage. Certain court rooms, chambers and the Law Society Library are temporarily located in the Tower. This agreement terminates on 31 July, 1975.

Under the provisions of this agreement, the Province may elect to extend the term for a further term of one (1), two (2) or three (3) years upon giving the City and Pacific at least six (6) months' notice. The extension agreement to be subject to the covenants and agreements as are in the existing agreement contained (so far as they are applicable) but excluding any provision for further extensions.

By letter dated 14 May, 1975, from the Department of Public Works a request has been made for an extension of the agreement for a further period of three years "as the full and final completion of the new Law Courts is not anticipated until 1978." It is to be noted that this is less than the six (6) months' notice required under the existing agreement.

The Assistant City Engineer, Traffic, advises that the extension is acceptable to him from an Engineering standpoint. Pacific Centre advises that the Province has renewed its lease of premises in the Tower and has no objection to the extension on the terms provided in the existing agreement. The Downtown Parking Corporation has no objection to the extension.

It is RECOMMENDED that the request of the Province be granted and that the existing agreement between the City, Pacific Centre Limited and the Minister of Public Works be extended for a further term of three years subject to the covenants and agreements as are in the existing agreement contained (so far as they are applicable) excluding any right to a further extension. The agreement to be satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the above report of the Director of Legal Services be approved.

4. Orpheum Theatre Restoration.

The Chairman of the Orpheum Theatre Building Committee reports as follows:

"On May 14, 1974 Council appointed Thompson, Berwick, Pratt & Partners as 'architectural consultants re the Orpheum Theatre, the terms to be negotiated by the Board of Administration with the source of funds being appropriated from the Orpheum Restoration Fund.'

On December 17, 1974 Council approved a report of the Special Committee on the Orpheum Theatre which recommended in part that:

- a) 'City Council approve the program of restoration as presented to it, but ask the City Manager to examine the detailed cost estimates to determine if further economies might be possible.
- b) The balance required for the restorations, over and above the Federal contributions and the public donations, be included in the Supplemental Capital Budgets for 1975 and 1976'.

Clause No. 4 Continued.

The program of restorations presented to Council at the December 17, 1974 meeting amounted to \$3,205,000. Since then the City Manager has recommended savings in the amount of \$35,600 to Council lowering the budget to \$3,169,400. Of this amount \$71,000 for acoustical engineering has already been appropriated. The program of restoration approved, but not yet funded, therefore stands at \$3,098,400.

A revised quantity survey of costs as of July 17, 1975 has been prepared by the Architect, altering the estimated cost of renovations from \$3,098,400 to \$3,316,250.

The Orpheum Theatre Building Committee has, however, expressed the firm intention to make such economies in the work as are necessary to meet the original budget.

The Architect has completed the schematic design phase and is now well into the preliminary design. It is expected that enough working drawings will be available to commence restoration by December 1975.

In view of the nature of the work of this restoration, the Architect recommends hiring of a construction management firm. The Architect will recommend a number of suitable firms who will be asked to tender a construction management fee. The successful management firm will then work with the Architect to implement the restoration work by the letting of competitively tendered sub-trade contracts.

The Architect also recommends that authorization be received for the purchase of major equipment items which require long delivery times in order that the project not be delayed awaiting their arrival.

Funds required in 1975 for Architects' Fees and construction are estimated at \$200,000.

The Comptroller of Budgets advises that funds were allocated in the 1975 Supplementary Capital Program to cover foreseen 1975 costs.

It is recommended that:

- A) Council authorize the Architect to call for construction management bids from suitable firms for a report back to Council.
- B) Council approve the appropriation of \$200,000 for Architects' and Consultants' Fees, preliminary construction work in 1975 and pre-ordering of equipment whose delivery must be expedited."

The City Manager RECOMMENDS the foregoing report of the Chairman of the Orpheum Theatre Building Committee be approved.

5. Hindustan Canadian Educational and Cultural Society - Picture Screen.

The Director of Finance reports as follows:

"The Hindustan Canadian Educational and Cultural Society has, for some time in the past, rented the Queen Elizabeth Playhouse for filmed presentations. They did, for this purpose, install a moving picture screen valued at \$530.00. Subsequently the Society experienced financial difficulties so that they incurred rental expenses totalling \$400 with the Queen Elizabeth Theatre that they were unable to pay. An agreement was therefore entered into between the Queen Elizabeth Theatre and the Society, whereby the Theatre would accept ownership of the screen in full payment of the \$400 debt.

The Director of Finance recommends that funding in the amount of \$400 be approved from Contingency Reserve to allow the write off of this outstanding \$400 debt."

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

6. Vancouver Museums and Planetarium - Grant.

The Director of Finance reports as follows:

"On December 1, 1972 Council entered into an agreement with the Vancouver Museums and Planetarium Association whereby the Association would take over the administration and operation of the museums complex and the City would make a grant towards the museum operating expenses.

The amount of the grant was set at \$500,000 plus general salary increases subsequent to December 31, 1971 less the amount of the Manager's salary and fringe benefits. The City also agreed to pay the maintenance and security costs of the portion of the Archives building occupied by the Museum Association.

The total amount of the City grant to the Association for the year 1975 is \$761,085 calculated as follows:

1. Museums and Planetarium Complex	
Basic grant	\$ 500,000
Less: Salary and fringe benefits of Museum Manager	<u>19,866</u>
	480,134
Add: Salary and fringe benefit increases 1972 to 1974	151,164
: 1975 salary and fringe benefit increases	
per calculation attached	<u>123,035</u>
	\$ 754,333
2. Archives Building -	
Janitor and security services	<u>6,752</u>
Total 1975 Grant - Note 1	\$ <u>761,085</u>

Note 1: The Museums Association has submitted a request for an increase in the City grant which will be reported on shortly to Council. "

The City Manager RECOMMENDS approval of the grant of \$761,085 to the Vancouver Museums and Planetarium Association for the year 1975.

CONSIDERATION7. Park Board Indemnities.

The Director of Legal Services reports as follows:

In 1972 the Vancouver Charter was amended to allow payment of \$1,000.00 annual indemnity to members of the Park Board, which was put into effect by by-law.

Upon the instructions of Council at the request of the Park Board, I sought and obtained an amendment at the last session of the Legislature increasing this amount to \$2,000.00.

In addition, the amendment is retroactive to January 1st, 1974.

If so instructed, I will prepare the necessary by-law, but I will need to know whether Council wishes it to commence with 1975 or whether it is desired to make it retroactive to include 1974.

The City Manager submits the foregoing report for CONSIDERATION of Council, and notes that any additional costs related to these increases will be funded from Contingency Reserve.

8. Archives Security and Extension of Hours: Part-time Attendants.I. HISTORY

The City Clerk reports as follows :

"By Council's resolution of October 22nd, 1974, 2 part-time attendants were authorised to be employed on the following schedule to provide security in the Archives and make possible an extended hours service :

- (i) Monday - 10:00 a.m. to 6:00 p.m.
 Tuesday to Friday - 10:00 a.m. to 9:00 p.m.
 Saturday - 10:00 a.m. to 5:00 p.m.

Council then requested a six months report from the City Manager and instructed that the Minister of Education be requested to grant funds in respect of the educational services rendered at the Archives.

On further reflection, it was felt advisable to commence the extended hours on a more limited basis to gain "use" experience and give greater security within the Archives. Therefore, the following reduced schedule was implemented effective February 3, 1975 :

- (ii) Monday 10:00 a.m. to 6:00 p.m.
 Tuesday 10:00 a.m. to 9:00 p.m.
 Wednesday 10:00 a.m. to 6:00 p.m.
 Thursday 10:00 a.m. to 9:00 p.m.
 Friday 10:00 a.m. to 6:00 p.m.

II. EXPERIENCE TO DATE

Public use of the Archives during the extended hours reveals the following :

	1974*	1975* *	Total***
January	1005	1866	n/a
February	1262	2644	12%
March	1391	2318	14%
April	1116	1651	13%
May	1984	2960	17%
June	808	1332	10%
<u>Total Number of</u>	<u>7566</u>	<u>12771</u>	
<u>Researchers/Research</u>			
<u>Requests</u>			

* - 9:00 to 5:00 service only.

** - 10:00 to 6:00 plus two evenings - February to June.

*** - Use after 5:00 p.m. as percentage of total use, 1975.

II. EXPERIENCE TO DATE (continued)

It is felt, therefore, that extended hours should be in force only when the various educational institutions are open as the demand is not expected to continue through the summer months.

Clause No. 8 Continued.

III. SECURITY

- (a) Security in the Archives was, and is, a real concern. Prior to establishment of the Archive attendant's positions :
 - (i) surveillance in the search room and public areas was on an intermittent rather than continuous basis,
 - (ii) items were charged out for search room use in bundles, volumes or boxes, rather than on a more individual basis,
 - (iii) items were only occasionally spot-checked on return to the control desk as time permitted,
 - (iv) a very informal registration procedure was followed, requiring only a signature on a guest book,
 - (v) large purses, briefcases and packages were permitted in the searching area,
 - (vi) there was no check-out procedure.
 - (vii) documents were missing and one user actually returned the document previously taken away.

With the provision of the attendants, staffs have been arranged :

- (i) so that the entrance to the Archives is continually under surveillance as well as the Search Room.
 - (ii) visitors are required to deposit their carrying bags, briefcases and packages near the entrance, (all necessary protection for the City has been taken pursuant to advice from the Law Department),
 - (iii) persons using the Archives fill out a detailed registration form and are issued with a Search Room pass,
 - (iv) all items are individually charged out,
 - (v) finally, various physical changes have been carried out to make the overall surveillance more effective.
- (b) In addition to assisting with security functions, registration and retrieval, the attendants perform the following duties :
 - (i) Duplicating for resale of copies to the public.
 - (ii) Organization of public tours at set times, especially during the summer,
 - (iii) Routine cataloguing, filing, indexing and similar functions as time permits,
 - (iv) Compilation of public use statistics of the Archives.

Because of this additional assistance, the Archivists have been free to do a great deal of culling which has resulted in the authorized destruction of paper equivalent to some 283 - four-drawer filing cabinets.

Clause No. 8 Continued.IV. PROPOSALa) Attendants

THAT, two part time attendants be continued on a regular shift basis on the schedule set out in the revised Schedule No. I (ii) above which provides for one attendant commencing duty at 10:00 a.m., a second attendant at 2:00 p.m. Monday to Friday and allows for two evenings of opening from 6:00 to 9:00 p.m. January to May inclusive and September to December inclusive.

If the Council does not wish to continue extended hours as at present, the City Clerk considers it most important that the two part-time attendants be approved for the regular public hours to ensure an adequate level of surveillance in the Search Room area.

b) Hours open to the public

Experience has shown that the best regular opening hours to the public are from 10:00 a.m. to 6:00 p.m. and, therefore, it is proposed that these be the hours of opening for the Archives apart from any evening hours of opening that may be authorized by Council.

Regular staffs would work by the usual City Hall hours, except that one member of the staff would observe the 10:00 a.m. - 6:00 p.m. hours in order that the attendant on duty would not be alone in the building from 5 - 6:00 p.m. If the two evening hours of opening are continued a staff member would be required to be present in addition to the attendant during that extended period.

V.

COSTS OF PROPOSALSESTIMATED COST

	Bal. of	Annual Cost 1975 Rates	Annual Cost 1976 Rates (not incl. COLA)
(a) Hours of 10:00 a.m. to 6:00 p.m. Mon.-Fri. only	1975		
Part-time attendants 10-4 hour shifts/wk.	\$ 3,749	\$ 8,861	\$ 9,735
Permanent full-time staff cost	-	-	-
Fringe benefits @ 8%	300	709	779
	<u>\$ 4,049</u>	<u>\$ 9,570</u>	<u>\$ 10,514</u>

- (b) Revised estimates based on reduced extended hours proposal: (Item I, (ii) - Page 1).

REVISED ESTIMATED COST

	Bal. of	Annual Cost 1975 Rates	Annual Cost 1976 Rates (not incl. COLA)
Part-time attendants 10-4 hour shifts/week, and 2 - 3 hr. shifts for 9 months each year (Sept. to May inclusive) @ \$4.26 per hour	\$ 4,196	\$ 9,857	\$ 10,830
Permanent Staff - additional costs for irregular hours	500	1,100	1,100
Fringe benefits @ 8%	376	877	955
Total Revised Estimate	<u>\$ 5,072</u>	<u>\$ 11,834</u>	<u>\$ 12,885</u>

Clause No. 8 Continued.VI. REQUEST TO MINISTER OF EDUCATION

The Honourable Eileen Dailly, Minister of Education, replied to Council's request for assistance for the Archives, in a letter dated November 27th, 1974, by stating that the department did not " have funds available to assist in the operation of the Archives." (See Appendix I, attached).

VII. RECOMMENDATIONS

- a) THAT, the temporary arrangements of the employment of two part-time attendants at the Archives (two 4-hour shifts 10:00 a.m. - 6:00 p.m. Monday to Friday) be approved on a permanent basis to ensure the required security in the Archives Search Room.
- b) THAT, in addition, during the months of January to May inclusive and September to December inclusive the Archives be open in the evenings from 6 - 9 p.m. for 2 evenings per week only and not including Saturdays.
- c) THAT, these two evening openings be covered by a part-time attendant and a regular staff member.
- d) THAT, additional funds in the amount of \$5072 be approved for this purpose from August 1 to the end of the 1975 fiscal year.

(The Comptroller of Budgets advises that if this request is approved, the source of funds will be contingency reserve).

The Administrative Analyst notes that four of the five changes instituted to increase security were administrative and would not require extra staff; and further notes that the demand for service arises to a great extent from both High School and University students.

The City Manager reports as follows:

Adoption of Recommendation (a) would provide an increased level of service, at an annual cost of \$9,570 (1975 rates) and is therefore submitted for CONSIDERATION of Council.

Recommendations (b) and (c) must be treated jointly. Their adoption would provide an increased level of service, at an annual cost of \$11,834 (1975 rates), and are therefore submitted for CONSIDERATION of City Council.

Recommendation (d) implies adoption of Recommendations (a), (b) and (c).

FOR COUNCIL ACTION SEE PAGE(S) 654-5

Manager's Report, July 25, 1975 (PERSONNEL - 1)

PERSONNEL MATTERS

RECOMMENDATIONS:

1. Downtown Study Team - Temporary Staff

On March 13, 1975, the Standing Committee on Planning and Development passed the following recommendation:

"That the matter of temporary staff for the Downtown Study Team be referred to the City Manager for report to Council when Council considers the by-law proposals and policy summary related to the Downtown Zoning By-law."

On March 25, 1975, Council approved the extension of the three temporary staff positions referred to above.

BACKGROUND

On July 3, 1973, Council approved the temporary establishment of a Clerk-Steno position and a Planning Assistant for a nine-month period to assist in revising the Zoning and Development By-law. Extensions were approved on April 23, 1974 and December 17, 1974.

On March 13, 1973, Council approved the establishment of a Planner I position for a 20-month period to work in the West End. On December 31, 1974, the position was extended for a further three months.

CLERK-STENOGRAPHER

This position was vacated in early 1975 and has since been filled by a temporary transfer from Central Office staff.

Continuation of the position was predicated upon the need for reception and stenographic services at 456 West Broadway. The Downtown Study Team has now moved to the space vacated by the Health Department in the East Wing.

The City Manager RECOMMENDS that funding for this position be discontinued effective July 31, 1975, and the need for clerical services for the Downtown Study Team be reviewed by the Administrative Analyst in six weeks; in the interim period, the clerical duties to be performed by the Department's typing pool.

The Director of Planning does not concur with the foregoing recommendation.

PLANNING ASSISTANT

The incumbent of this position resigned at the end of June, 1975.

The City Manager RECOMMENDS that funding for this position be discontinued effective June 30, 1975.

PLANNER I

The incumbent has been informed that the position would be eliminated at the end of July, 1975.

The City Manager RECOMMENDS that funding for this position be discontinued effective July 31, 1975.

2. Proposed Personnel Regulation: Employment Interview Expenses - Out of Town Applicants (Reg. 270-7)

The Director of Personnel Services reports as follows:

Manager's Report, July 25, 1975 (PERSONNEL - 2)

Clause 2 Cont'd

"At present, the City does not have a written policy with respect to payment of expenses incurred by applicants who are requested by the City to come for a job interview.

The practice has been to pay applicants their transportation expenses (return airfare from the City of residence and return ground transportation to and from airports) and hotel accommodation. No allowance has been provided for meals. Although applicants are specifically advised prior to their interview trip that we do not reimburse them for meal expenses, we continue to get into disputes with applicants who either do not completely understand our practice or who question its rationale. It is a reasonable expectation on the part of applicants that if we invite them for an interview, and pay transportation and accommodation costs, that we would also pay for their meals.

The attached Personnel Regulation defines in writing our current practice and in addition, provides for an allowance for meals. This regulation has been discussed with the Director of Finance and has his concurrence.

It is recommended that the attached Personnel Regulation become Section 7 of Personnel Regulation No. 270 - Filling of Vacancies, and be titled "Employment Interview Expenses - Out of Town Applicants".

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 695

A-9

Manager's Report, July 25, 1975 (PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATIONS

1. Lease Renewal - 475 Main Street
Traffic Courts and Offices

The Acting Supervisor of Property & Insurance reports as follows:

"By resolution of Council dated January 14, 1975, the Supervisor of Property & Insurance was authorized to renew the lease of the above premises for a period of one year effective October 1, 1974.

Such lease was endorsed by the Attorney-General's Department at a rental of \$131,789.00 reflecting an annual rate of \$7.00 per square foot.

In accordance with the lease terms, the City on June 11, 1975 advised the agent for the owner that a lease renewal was to be requested. Subsequently, discussions were held with representatives of the Provincial Department of Public Works who confirms that a minimum term of an additional year was required with a right of renewal for a further year and asked that the City negotiate same.

This request was forwarded to the agent for the owner. He has now confirmed that his principals have agreed to the renewal at the same rental and approved the renewal option.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to renew this lease for a period of one year at a rental of \$131,789.00 effective October 1, 1975 with an option to renew for a further one year term. All other terms to remain the same as in the previous lease and all to be subject to the approval of the Director of Legal Services."

The City Manager RECOMMENDS ~~that~~ the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

2. 39 Lots in the Strathcona Area
Option to Repurchase

The Acting Supervisor of Property & Insurance reports as follows:

"On March 6, 1973, City Council approved the sale of various properties in the Strathcona area with date of sale established as May 1, 1973. The City retained an option to repurchase if development did not commence by November 1, 1974.

On October 18, 1974, the Minister of Housing, on behalf of the Province of British Columbia, submitted a formal request to have the option modified to extend the expiry date to November 1, 1975. The Director of Planning submitted this request to Council on November 5, 1974 and a six month extension only to May 1, 1975 was approved.

Continued on Page 2* * *

Clause No. 2 Continued

Thompson, Berwick, Pratt and Partners, Architects for the development, by letter dated April 2, 1975, submitted a further request to re-consider extending the option to November 1, 1975. Delays centered around issuance of the Development Permit were stated to be the cause of the delay in starting construction. However, their extension request was approved only to July 15, 1975, at Council of April 15, 1975.

A letter dated July 9, 1975 has now been received from the Department of Housing formally requesting a further extension to the option agreement to December 31, 1975. It is anticipated that this further extension will enable them to comply with the requirements of the option as construction is expected to start on seventeen of the lots by August 1, 1975, and on the balance by the beginning of November."

RECOMMENDED that the Provincial Government be granted a further extension to the option agreement from July 15 to December 31, 1975. The City to have 3 months from that date in which to exercise its option; this extension to be subject to any documentation deemed necessary by the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

3. Lots 15-20, Sub 1; and Lots 1-7 and 15-20, Sub 4;
all in Block 43, District Lot 139
Sit: East side of Camosun Street,
20th to 21st Avenue

The Acting Supervisor of Property & Insurance reports as follows:

"On October 27, 1970, Council considered a report from the Director of Planning, dealing with City-owned property on the East side of Camosun Street in the vicinity of 20th and 21st Avenues. Council approved the recommendations which set the boundaries of the proposed park site and recommended that 19 lots, surplus to the park requirements be re-subdivided into 13 larger sized lots and placed on the market for sale. The sale of these lots was to provide funds for the City to acquire privately owned lands within the park boundaries. On February 1, 1971, the City Engineer was instructed to survey the site and proceed with re-subdivision and to commence construction of streets and lanes and the installation of sewer, water and other services. Because of the Civic strike and work of a higher priority, the survey and installation of services for this particular site were delayed.

On February 5, 1974, the Penta Co-operative Housing Society appeared before the Standing Committee of Council on Housing and requested a site located within the park boundary for a co-operative development. The Committee advised the group that this site lay within the park boundaries and suggested that they look at the site which had been approved for re-subdivision. As a result of the interest in this site by the Penta Group, The City Engineer was instructed to hold the servicing of the site in abeyance until the outcome of the possible sale to the Penta Group had been determined.

Manager's Report, July 25, 1975 (PROPERTIES - 3)

Clause No. 3 Continued

Numerous discussions were held between the Penta Group, the Planning Department and the Standing Committee of Council on Housing and on June 19, 1975, an application was before the Public Hearing to rezone this RS-1 single family site to CD-1 to permit the co-operative development. This application was not approved.

Under Section 10 (13) of the Zoning and Development By-Law no new application of a similar nature can be made for 12 months. In view of this, as well as the recent amendment to the Subdivision Control By-Law permitting smaller lots, and the recent trend to encourage development on smaller lots, the following recommendations are made:

RECOMMENDED:

- (1) THAT the City Engineer be authorized to proceed with the preparation of the site and the construction of roads and services on the basis of the existing subdivision of 19 lots.
- (2) THAT the Supervisor of Property & Insurance be authorized to market these single family residential lots as soon as they have been prepared and serviced."

The City Manager RECOMMENDS that the foregoing recommendations of the Acting Supervisor of Property & Insurance be approved.

4. Land Exchange: Fairview Slopes Property to the City. Adanac/Cassiar Property to the Provincial Government for Co-operative Housing.

The Acting Supervisor of Property & Insurance reports as follows:

"On December 17th, 1974 City Council approved the exchange of nine Government-owned lots on the Fairview Slopes, plus the sum of \$815,750.00 for a City-owned lot of approximately 10.2 acres at Adanac and Cassiar Streets, to be used for co-operative housing.

Sale date was established as 120 days from the date of Council's approval of the sale or the date of issuance of a development permit, whichever was the sooner.

As a development permit has not been issued sale date has been established as April 16th, 1975. All adjustments have been calculated from that date.

Since the City was unable to transfer title by the approved date of sale the Government are asking for an extension of the sale date to July 1st, 1975. As the delay was due to unexpected problems in the survey, which delayed preparation of the subdivision plan and conveyance, this request appears to be justified.

RECOMMENDED That the Provincial Government be granted an extension to the sale date from April 16th to July 1st, 1975."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property and Insurance be approved.

Manager's Report, July 25, 1975 (PROPERTIES - 4)

5. The Vancouver Chinatown Lions
 Now: Vancouver Chinatown Housing Society
 Portion of Blocks 97 and 98, D.L. 181
S/S Union Street between Campbell & Raymur Avenues

The Acting Supervisor of Property & Insurance reports as follows:

"On August 13th, 1974, City Council approved in principal the sale of the westerly portion of the property bounded by Campbell & Raymur Avenues, Union Street and the Venables-Prior Diversion, known as Portion of Block 97 and Block 98, District Lot 181 to the Chinatown Lions club for the development of senior citizens' housing, and the easterly portion to the Villa Cathay Personal Care Society for a personal care home, subject to the following conditions:

- the societies agreeing to price or lease agreements;
- the societies making the necessary rezoning application and obtaining CD-1 rezoning to permit senior citizens housing and a personal care home, with a maximum floor space ratio of .75;
- the societies obtaining development permits and entering into any necessary easement, bulkhead agreements, etc.

On October 22nd, 1975 City Council approved the sale of the easterly portion of the above site to the Villa Cathay Society for \$225,000.00 subject to the conditions previously approved in principle.

Following discussions with the Vancouver Chinatown Lions on their purchase price an offer to purchase the westerly portion for \$225,000.00 has been received. This offer is based on the same square foot rate as the Villa Cathay site. The Lions also advised that they have formed a Society and wish to acquire the site in the name of the Vancouver Chinatown Housing Society.

The Vancouver Chinatown Housing Society are also requesting Council's consideration of a permanent tax exemption similar to that which Council approved to the Villa Cathay Society on May 6th, 1975.

It is therefore RECOMMENDED:

- (a) THAT in accordance with Council's authority of August 13th, 1974 the westerly portion of Blocks 97 and 98, D.L. 181 be sold to the Vancouver Chinatown Housing Society for development of senior Citizens' housing, subject to the conditions of sale previously approved in principle.
- (b) THAT the date of sale be the date of issuance of the development permit or 120 days from the date Council approves this report, whichever is the sooner.
- (c) THAT the Society's request for a down payment of only 10% instead of the standard 25% be accepted by the City. Balance to be payable in three equal instalments at six, twelve and eighteen months' after date of sale. Interest on the balance to be charged at the current City rate of 10%.

There is no longer "permanent" exemption from taxation for elderly citizens' housing projects, since the Provincial Government changed the Charter so that Council has to provide exemption by means of a bylaw passed each year. Council did agree that senior citizens' housing projects are to continue to be exempt and, therefore, directed the Director of Legal Services to prepare and present the necessary exempting bylaw each year. The Vancouver Chinatown Housing Society should apply for exemption in the normal manner, through a letter of request to the City Clerk. This exemption, if approved, would apply from the date of the first building inspection, which is sometime in the future. In the interim, they could apply to Council for a grant equal to taxes based on financial need."

The City Manager RECOMMENDS that the foregoing Recommendation of the Acting Supervisor of Property and Insurance be approved and submits the matter of property tax exemption for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 655-6

July 16, 1975.

REPORT TO: Mayor Arthur Phillips,
and Members of the City Council

FROM: The Vancouver City Planning Commission

SUBJECT: Greater Vancouver Regional District
Livable Region Plan

The following is the report of the Vancouver City Planning Commission resulting from discussion and written comments of the members on the GVRD Livable Region Plan.

The general consensus of the Commission is that the preparation and pursuit of this Livable Region Plan is a highly desirable undertaking. The GVRD is to be congratulated for their efforts to this stage. While the Commission generally supports the need for region planning and monitoring of growth, it is readily apparent that the Livable Region Plan is faced with numerous major problems. Without appearing to be completely negative, the Commission expresses their concern that the mechanism for achieving the objectives of the plan is inadequate for the task.

Specifically, the Commission observes that to achieve the objectives of this plan municipalities will be required to sacrifice some considerable autonomy and resources. Without this "centralization" of planning power and pooling of resources, the Livable Region Plan cannot succeed. Presently the GVRD does not have the fiscal and planning powers necessary for the task, yet this subject was a matter of discussion as much as six years ago. Without this centralization of power or high degree of cooperation, the LRP is simply a drawing board exercise.

Not only is the support and cooperation of the GVRD members essential to the success of this Plan, but the active cooperation of the provincial government is also essential. Regrettably the actions of the provincial government appear to be out-of-step with the LRP Concept. The call for decentralization of activities in the private sector is a mockery unless public developments conform to the same standards. Moreover, recent provincial government announcements concerning their housing programs suggest a disregard for the Livable Region Plan. The province is presently planning a development to house 70 - 80,000 people in Coquitlam, while the target growth in the LRP is 51,000.

A third issue relates to the coordination of transportation and the LRP. A key component of the LRP is the transportation network, yet the planning of transportation in the GVRD appears to be progressing independent of the LRP. It may be observed that the decentralization philosophy contained in the LRP appears to be antagonistic to present transportation plans.

In general, the Commission would like to endorse the LRP and the five principles contained therein. However, in order for this to become a viable planning document, high priority must be assigned to the determination of a definite implementation plan, including the realignment of powers and resources necessary to achieve these goals.

In addition to these general concerns, the Commission would like to introduce a number of specific points arising from the LRP. In raising these points, we do not wish to appear negative towards the plan, as it is generally felt these issues can be resolved in an acceptable manner.

1. The Town Centre concept, detached from the GVRD's statistics, is the central design theme suggested in the document. It is a valid and acceptable concept if:

- (a) it is understood that there already is a hierarchy of centres in the region and that the Vancouver core is and should remain dominant. (See Page 19, Role of Vancouver.)
- (b) high quality transportation linkages between the town centres must be included in the initial implementation phase, preferably under the aegis of an Authority or Commission.
- (c) high density residential concentrations should be encouraged in each town centre and every Regional municipality must understand this and plan for it.

2. The Role of Vancouver, essentially described on P.19 as slowing its growth rates in order to increase growth elsewhere is gross negative planning. It is a failure to understand the underlying reasons why people and business locate where they do.

The GVRD does not appear to have taken heed of the natural buoyancies which contribute to the growth of this city. Nowhere is there any understanding given to the economies of scale; the natural and man-made amenities which attract; the daily task of journey to work for secretarial, clerical and sales people; and the very human factor of prestige, etc.

3. A prime factor regulating "LIVABILITY" in a city is the diversity or variety of social, cultural, environmental and physical features available to its residents. Vancouver is fortunate to possess a varied landscape in each of these categories and any planning process, particularly a Regional Master Plan, which does not acknowledge this should not be allowed to go too far unchallenged.

It should be strictly ensured that the GVRD Livable Region Plan does not produce massive sameness across the Region. That would be the antithesis of LIVABILITY.

4. GVRD places its main emphasis on planning for the east side. (Note location of Town Centres and rapid transit routes.) Cost certainly would prohibit implementing a metro-wide plan at the outset. However, costs do not prohibit the production of a plan on paper which treats all parts of the Region equally. (Paper plans can contain phasing as well.)

There is a lack of Town Centres proposed for the North Shore and Richmond - Delta. This, in turn, yields a stunted distribution of high quality transit facilities for the City's west side.

5. Some considerable differences still remain between the GVRD population forecasts and those of the City. These differences must be explained or justified, and a decision as to which figures are to become the basis for planning must be made.
6. What must be done to ensure government leadership, particularly at the provincial level? The incentives to attract people and jobs to regional town centres (Page 20) such as tax or financing incentives are of questionable value.

Vancouver City Planning Commission
Re: Greater Vancouver Regional District
Livable Region Plan 1976/86

3.

7. The recommendation or policy is made for a "wider choice of housing"! Does this simply mean the designation of new "west ends" or is there an implication for redevelopment to provide more mix in all areas? (E.g. Penta Cooperative.) Again, housing and the compact housing program appear out-of-step with the action of individual municipalities with the Livable Region Plan.
8. The mix for regional centres assumes a considerable shift in office location. How is the objective to be achieved?
9. At present, the GVRD is assigning a negative role to Vancouver. This means that the City will have to enact very negative business controls which have high probability of backfiring on the City's real "livability".

For example, such a negative control as "downzoning" already applied, probably contributes to inflating the cost of land and rent. In a situation of continuing increases in demand, when the supply is cut, this is inevitable. Nevertheless, the only solid thing that has happened so far, is that Vancouver on its own initiative has discouraged growth of certain kinds and beyond certain levels in the central city. This is impressive endorsement of the livable region principle, and Council should be congratulated.

10. It is important to understand that Town Centres cannot be forced to succeed. Artificial success caused by inducing stagnation elsewhere will not yield healthy town centres. If the GVRD wants success, it must make each centre independently attractive regardless of growth downtown.
11. Under Goods Movement, Page 24, improvement in the system of transporting goods throughout the Region is related to a program of modernizing industrial and port activity and reclaiming obsolete uses of the Burrard Inlet and Fraser River waterfront for urban and recreational purposes. Vancouver's harbour is of prime importance to the commerce of the West Coast and to the passenger trade. Those important functions dependent on waterfront locations should not be replaced by urban development that can be accommodated elsewhere. In the event that any of this harbour land is excess to need it should be used to provide an open "breathing edge" to the city.
12. An open space conservation policy to protect the amenity areas of the region is long overdue but until more funding is available no shift from acquisition to development of park land should be made.

Respectfully submitted,

S. W. Hamilton,

Stanley W. Hamilton, *Per: E.G.*
Chairman.

FOR COUNCIL ACTION SEE PAGE(S) 662

DISTRIBUTED MONDAY

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PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

JULY 24, 1975.

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, July 24th, 1975 in the No. 2 Committee Room, Third Floor, City Hall, at approximately 3:40 p.m.

PRESENT : Alderman Bowers, Chairman
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

ABSENT : Alderman Bird

COMMITTEE CLERK : M. L. Cross

RECOMMENDATION

1. Consultant Assistance for Central Waterfront Zoning

The Committee considered a report of the City Manager dated July 10, 1975, in which the Director of Planning states in part :

"When the departmental budget was prepared for the 1975 program, it was intended that work on the central waterfront zoning amendments would be done by in-house staff. However, this work has been delayed by the heavy workload of the Department. The Harbour Park proposal call has also pre-empted staff time and will continue to do so. There are two options available for the completion of the work on zoning amendments for the central waterfront. Either:

- (1) to engage a consultant at an estimated cost of \$9,000 for an estimated completion by late September; or,
- (2) to complete the work using available staff, with an estimated completion in December, 1975 or January, 1976.

One of the principal advantages arising from the use of a consultant would be to have this work well advanced before the deadline for submissions on Harbour Park.

A general outline of the scope of the work would be as follows:

- (a) to review the work of the previous harbour front consultant, Mr. R.C. Mann, including his recommendations for a zoning change;
- (b) to prepare a policy framework for the consideration of City Council through the Standing Committee on Planning and Development;
- (c) to prepare a draft official development plan and design guidelines compatible with other zoning changes now being made within the Central Area; and,
- (d) to review the above documents with the affected parties, during the course of the work, including the National Harbours Board, Marathon Realty, and the Greater Vancouver Regional District staff.

Detailed terms of reference, acceptable to the Director of Legal Services, would be prepared before the work was started. A consultant would be responsible to the Director of Planning and would work with staff of the Central Area Division.

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Clause No. 1 Continued

Discussion followed as to whether the National Harbours Board would be in favour of hiring a consultant to undertake this work, in view of the fact it is not in favour of the recommendations of the study carried out by the previous waterfront consultant, Mr. R. C. Mann.

The Chairman agreed to contact the Port Manager to determine the views of the National Harbours Board

RECOMMENDED

THAT an amount of up to \$9,000.00 be provided from Contingency Reserve to engage a consultant to undertake the work detailed in (a) to (d) in the report of the City Manager dated July 10th, 1975; subject to the Chairman contacting the National Harbours Board to obtain its views as to whether it feels the study should be undertaken.

(Alderman Kennedy wished to be recorded as opposed.)

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PART REPORT TO COUNCIL

IV

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

July 24, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, July 24, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Volrich

ABSENT: Alderman Marzari
Alderman Sweeney

COMMITTEE
CLERK: H. Dickson

RECOMMENDATION

1. Liquor Permit Application - 1222 Hamilton Street,
Development Permit Application #70385

The Community Services Committee at its meeting of July 10, 1975, when dealing with a Manager's report dated June 26, 1975, resolved that the applicant for Development Permit #70385, Mr. V. R. Burt, be advised the Standing Committee of Council on Community Services does not regard his application with favour and that he and a representative of the Police Department be invited to appear before the Community Services Committee to discuss this matter further.

A representative of the applicants for this liquor permit application and representatives of the Police Department appeared before the Committee this date as the Committee reconsidered this application which, at its July 10, 1975 meeting, the Committee had considered with disfavour because of its large seating capacity of up to 245 persons and because of its location in a warehouse area away from the generally known entertainment area.

The Committee noted the proposed out-of-the way location could result in intoxicated persons leaving the premises and being susceptible to being beaten or "rolled".

The representative of the applicants stated the location is "two doors" off the east end of Davie Street in a somewhat private location because, he explained, a conflict can occur when "straight" people walk off the street into such a club which will cater to "gay" people.

A representative of the Police Department agreed with the applicant that the location, slightly away from the generally known nightclub locations, is a factor which the Police Department is in favour of in that it will attract fewer numbers of persons who may not know the exact nature of the club.

Cont'd . . .

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Clause #1 continued:

Regarding the seating capacity, the applicant stated that the 245 seats is the maximum permissible under the Fire By-law and that he expects an average of 200 persons which, he stated, is the average size of crowd in most nightclubs.

The Committee admitted that at its first consideration of this matter on July 10, 1975 it was unaware the proposed club was to cater to the "gay" type of clientele.

The Committee expressed the view that larger cabarets are more difficult to police and noted the Liquor Administration Branch has expressed some concern about the growing number of liquor outlets in the downtown area. "Where do we draw the line on the number?" was the expressed concern of the Committee.

A representative of the Police Department indicated the applicants are responsible and the Department is of the opinion they are qualified to properly manage the proposed club.

The Committee pointed out it had received complaints about cabarets and beer parlours that were poorly managed and the licenses of some such poorly managed operations had been suspended in the past by the City.

The applicant was told he was entitled to a chance to prove he can properly operate such a club, and following discussion it was

RECOMMENDED

THAT Council approve the issuance of Development Permit Application #70385 to operate a liquor outlet at 1222 Hamilton Street.

(Attached to this report is the Manager's report dated June 26, 1975, on this application which the Committee first considered on July 10, 1975.)

The meeting adjourned at approximately 5:30 p.m.

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